



**Ordinary Council Meeting  
Attachments  
Tuesday, 22 September 2020.**

ATTACHMENTS		
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9.2.1	Shop – Lot 137 Hazlett Street, Kalannie	2
9.2.2	Light Industrial Application – Lot 15 McConnell Street, Pithara	7
9.2.4	Tourist Development – Lot 9 Rayner Street, Dalwallinu	12

## **Application for planning consent**

Property details: Former Brethren meeting hall

6 Hazlett Street Kalannie 6468

Lot 137

Volume 2045

DP 184426

### **Proposed building use.**

I intend to relocate the Kalannie General Store into the building and rebrand the business as an IGA. Hours of trade to remain the same at this stage, Monday-Friday 6.00am -5.30pm Saturday 7.00am – 12.00pm Sunday 9.00am- 12.00pm

### **Description of building.**

The building is of steel portal style construction, clad with a Colourbond iron roof and part clad Colourbond iron walls. The walls also have double bricks laid between steel portals to a height of 2.4m. The building is also double insulated.

The steel construction means that the double brick infills are not load bearing, nor the lightweight steel framing that the internal sound proof panels are mounted on. These are all welded from the top down, which effectively means any section of wall between the steel portals could be removed without affecting the integrity or strength of the building's construction.

This is a very well-built building which was completed in the early 1980's.

The building has been unused for 7 years and yet remains in perfect condition.

## **Property access**

The access to the site for vehicles and pedestrians, is via double gates located in Locke Street and a pedestrian gate located in Hazlett Street. This will not change.

With the shop located at this site it makes shopping a lot safer than the current shops main road location. Most of Kalannie is behind this site and to the sides, which makes driving or walking to this site a lot safer and easier, for pedestrians and drivers.

With this site totalling 5400 sq mts parking will not be a problem.

## **Unloading area.**

The site will have an unloading area at the north side of the building or, the left side of the building, when entering off Locke Street. This will be 20m x 33m, with car parking unavailable in this zone and signs advertising the area accordingly.

## **Dalwallinu Shire Planning Scheme 2**

### **Townsite Zone**

Our Objectives in meeting townsite zone criteria.

- 1) Nothing will be done to this building or site to detract from its current rural town appeal, the iron will be resprayed to enhance the buildings appeal. The store its self will be built to suit our existing lifestyles.
- 2) Our business will be home to an IGA, Post office, bottle shop and café. The garden area's around the perimeter of the block will be landscaped to soften the appeal and give more of a residential property look.
- 3) The existing store has been serving the town since 1929. Over the years many internal business components have been added to allow the business to better service the town, from a rural perspective.

- 4) Whilst the building has been an accepted part of the town landscape for some time now, we intend to beautify the surrounding boundaries to give the site more of a residential appeal rather than commercial.

### **Development Table II**

I note that as we will be classified as a shop under this table, we are required to have 1 carpark per 15m<sup>2</sup> of lettable area. Our lettable area is 400m<sup>2</sup> which requires 27 carparks. The carpark is clearly large enough to accommodate the required 27 carparks.

### **Zoning Table 1**

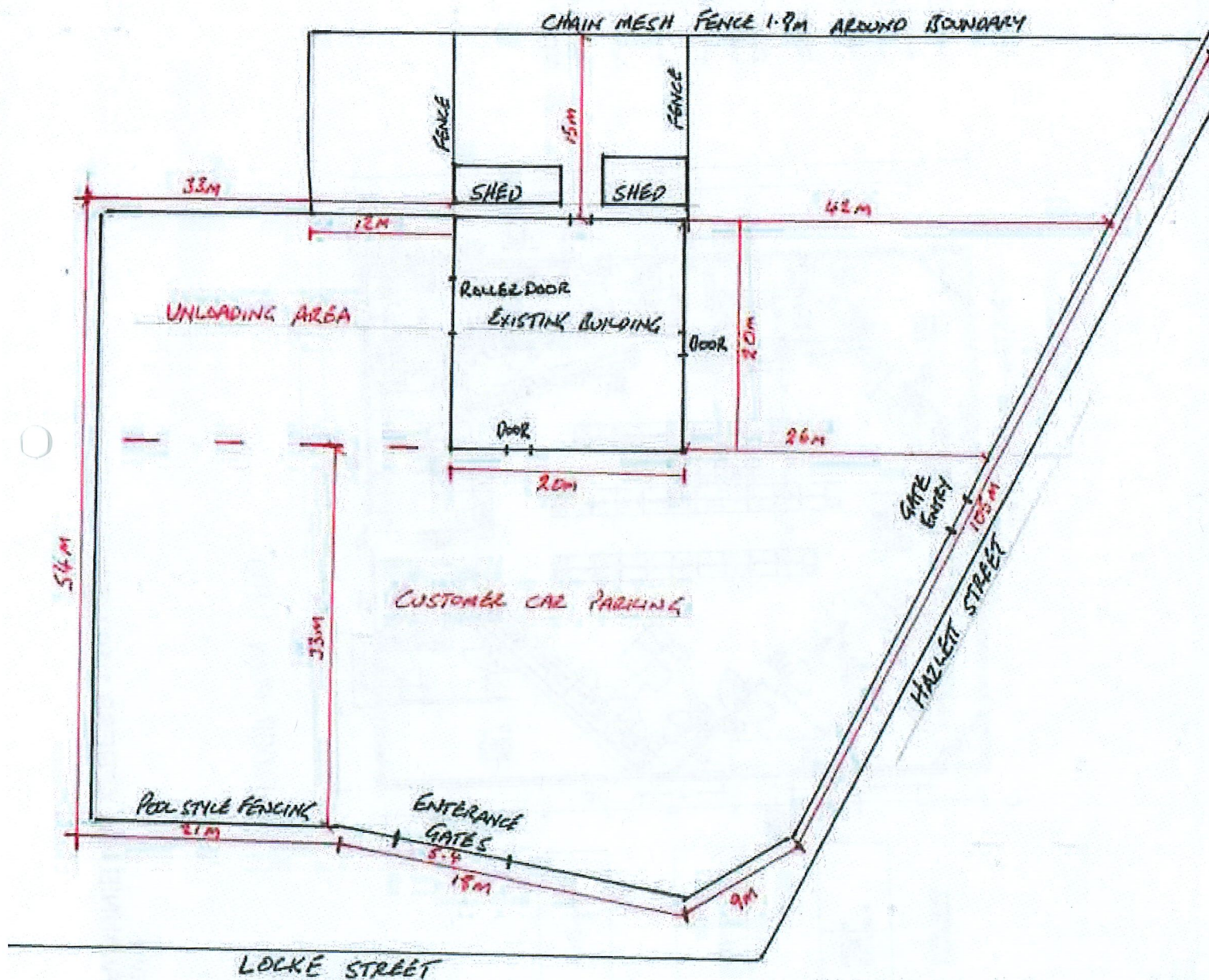
Classified as a shop and zoned townsite, we understand that the shire is obligated to advertise our intentions.



FORMER BROTHERS MEETING HALL

6 HALLETT STREET KALANNIE 6468 LOT 137 VOLUME 2045 DP 184426

PROPOSED SITE FOR KALANNIE IGA STORE



NOT TO SCALE





**L & T deGrussa**  
**Building Services**  
**House Inspections**

Our Job No: 129

28 July 2020

SHIRE OF DALWALLINU	
RECORD NO:	V-COR-19647
FILE NO:	A55702
DATE:	29/07/20
GDA REF:	
DISPOSAL YEAR:	

Doug Burke  
Manager Planning & Development Services  
Shire of Dalwallinu  
58 Johnston Street  
DALWALLINU WA 6609

Dear Doug

**PLANNING APPLICATION FOR 14 McCONNELL STREET, PITHARA WA 6608**

We act for Brian Leslie Cummins and Kerry May Cummins, owners of the property located at Lot 15 House No 14 McConnell Street, Pithara WA 6608.

Mr and Mrs Cummins are applying for Council planning approval to construct an 18m x 6m x 3.275m (108 m<sup>2</sup>) steel framed workshop on the lot from which they wish to operate a part-time business repairing and servicing small motors and implements *eg chainsaws, lawnmowers, etc.*

As this type of business is lacking in the district they initially plan to service an area including Pithara, Dalwallinu, Ballidu and surrounds. Hours of operation would be between 8.0am and 5.0pm and the noise level would be kept to minimum with only the starting of motors for testing occasionally.

The property is zoned Townsite and conforms with all objectives described in section 4.2.4 of the current Shire of Dalwallinu Local Planning Scheme No 2 (LPS2).

We understand that this type of proposed business would be described as industry - light in the zoning table and is subject to advertising prior to Council making their decision.

Industry – light means premises used for an industry where impacts on the amenity of the area in which the premises is located can be mitigated, avoided or managed;

Industry means premises used for the manufacture, dismantling, processing, assembly, treating, testing, servicing, maintenance or repairing of goods, products, articles, materials or substances and includes facilities on the premises for any of the following purposes-

- the storage of goods;
- the work of administration or accounting;
- the selling of goods by wholesale or retail;
- the provision of amenities for employees
- Incidental purposes

The Development Table in the Dalwallinu TPS2 shows setbacks for light industry at-

Front	7.5m
Rear (average)	7.5m
Sides	To be determined by Council

The front conforms and for the rear we are seeking a reduced setback of 2m, for the south side boundary a setback of 2m and the north side boundary a setback of 12m.

If Council are satisfied with the proposal and approval is granted, an application for a building permit, together with engineer certified drawings, will be submitted by the builder to the Shire for consideration

Yours sincerely



Len deGrussa

Len 0439 832 736

Tracey 0439 133 399

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

PO Box 75  
BALLIDU WA 6606

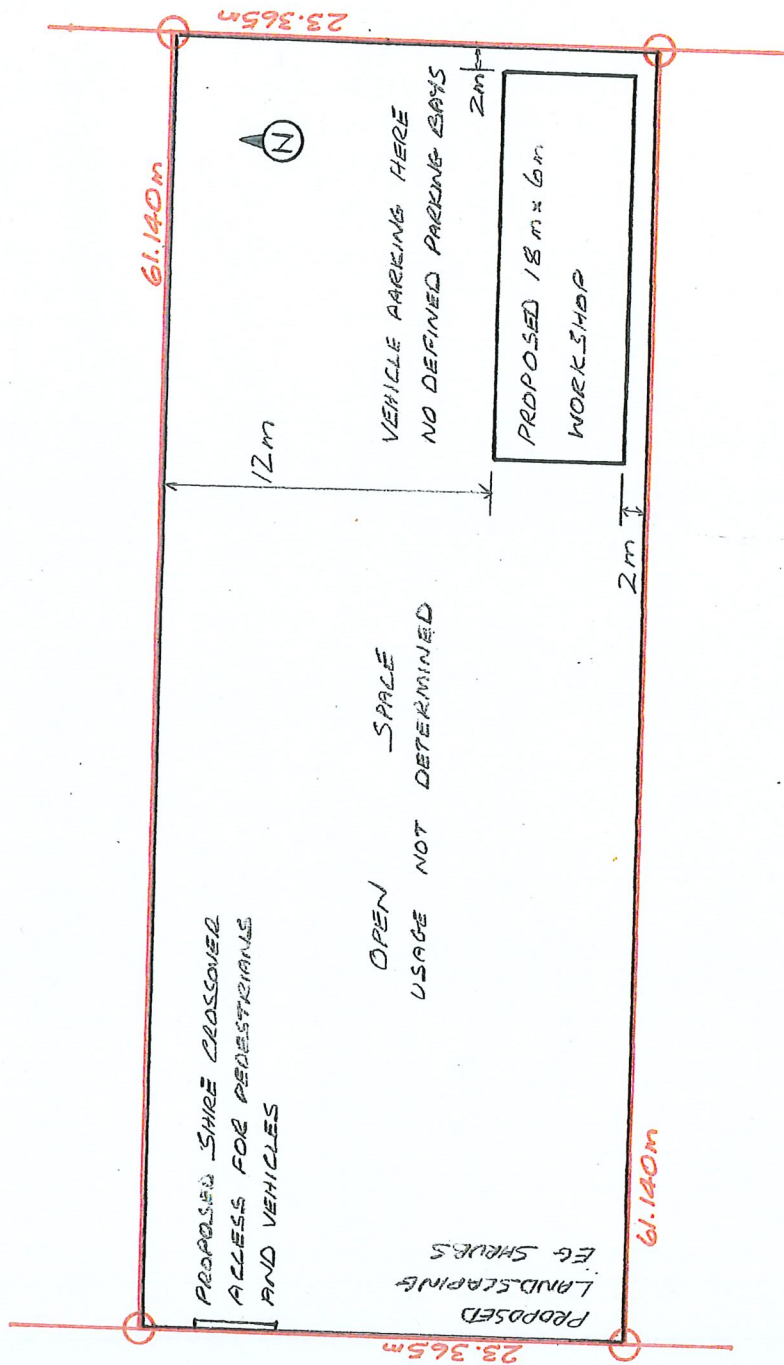
Building Surveyor BSP165  
Building Contractor BC10087  
ABN 15 351 699 089





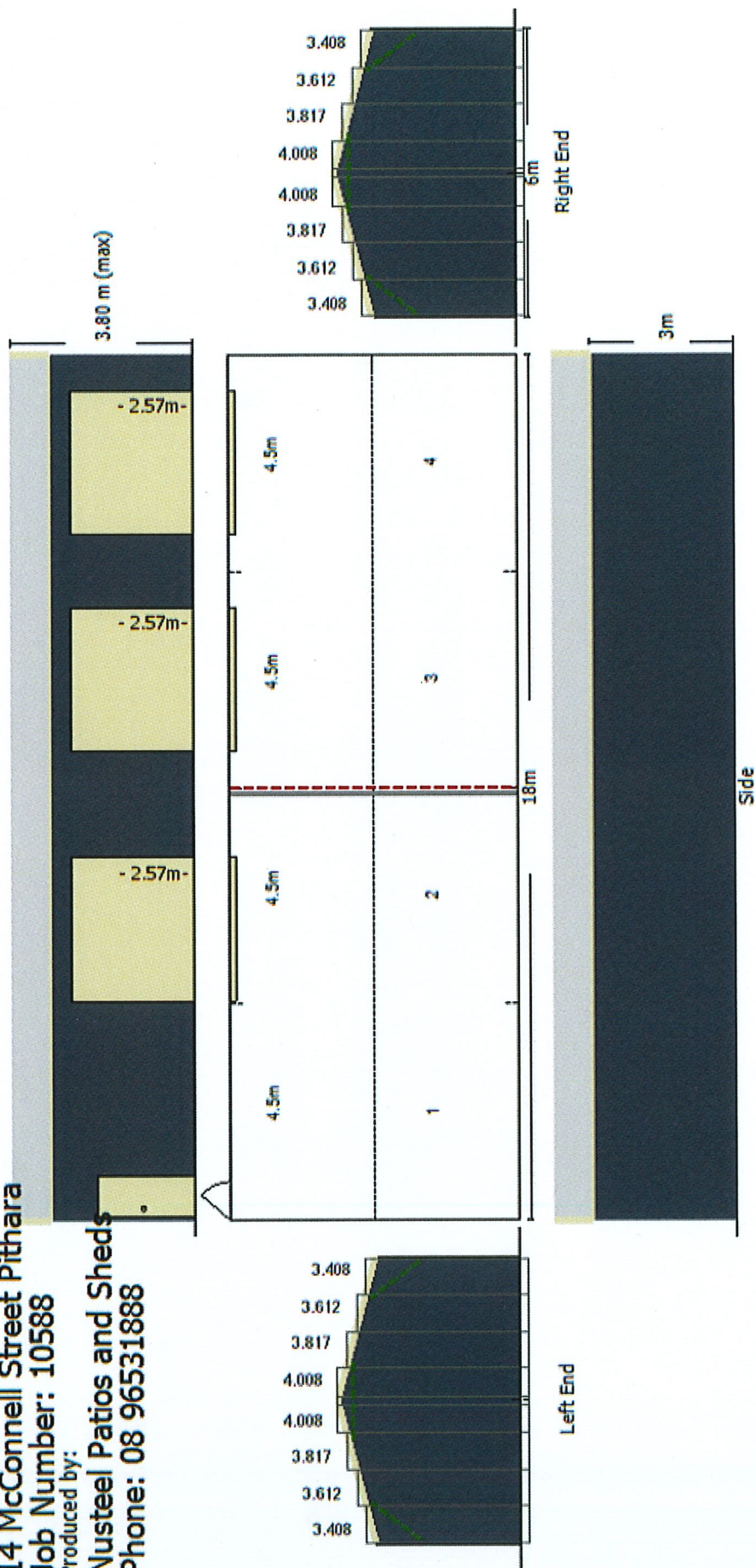


McCONNELL STREET



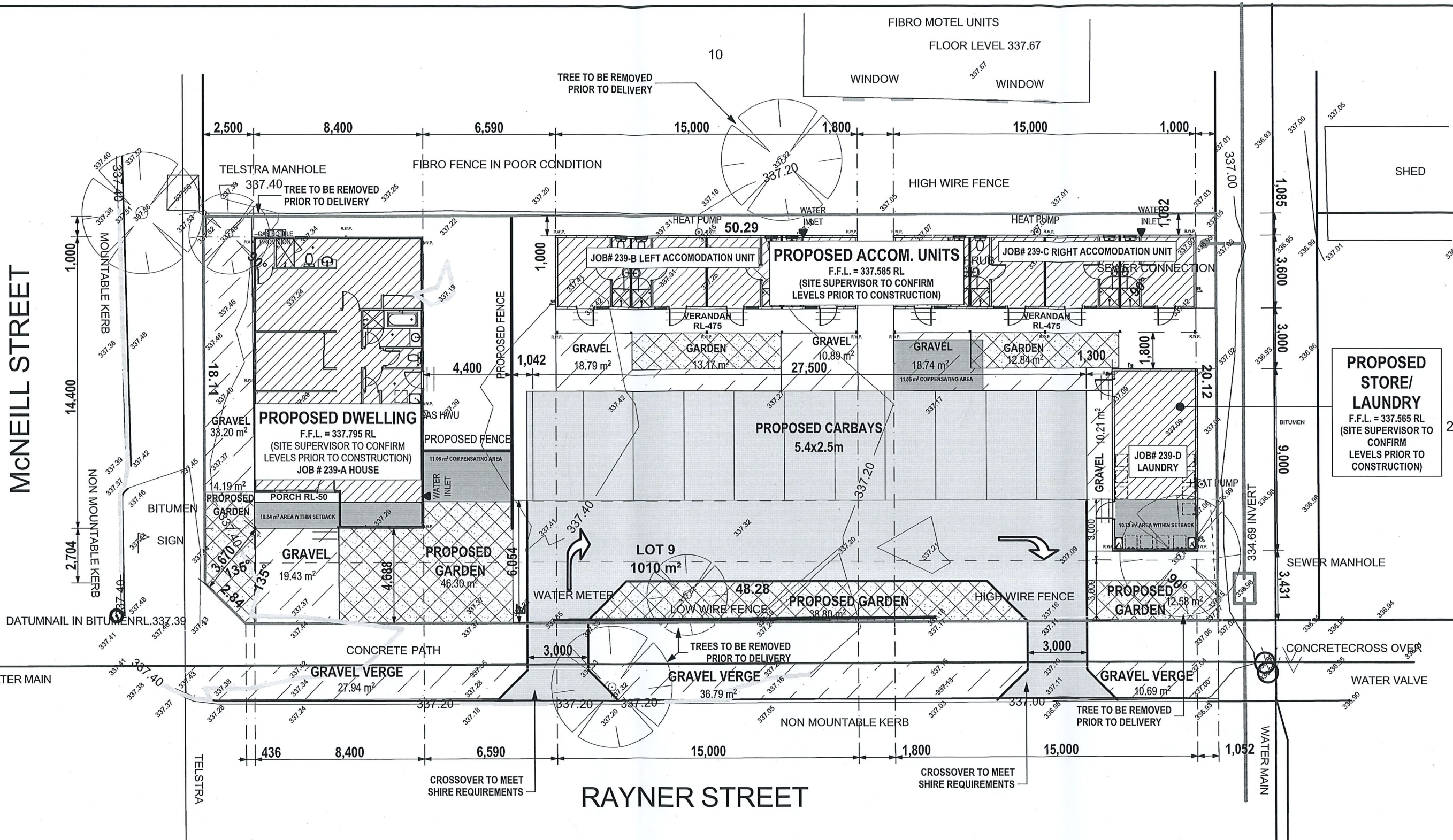
Planning application for BL & KM Cummins
Proposed 18m x 6m x 3.275 steel framed and Colorbond workshop at Lot 15 Street No 14 McConnell Street PITHARA WA 6608
Site plan
Drawing 1 of 1
Drawn 9 July 2020 by Len deGrussa
<b>L &amp; T deGrussa</b> <b>Building Services</b> <a href="mailto:lendeg@westnet.com.au">lendeg@westnet.com.au</a>

Building For:  
**Brian Cummins**  
 14 McConnell Street Pithara  
 Job Number: 10588  
 Produced by:  
**Nusteel Patios and Sheds**  
 Phone: 08 96531888





McNEILL STREET



SITE PLAN - PROPOSED  
1:200



98 BYFIELD STREET, NORTHAM WA 6401  
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BUILDER: .....

VARIATIONS

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REVB	03/09/20	LD
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VARIATIONS

	DATE:	INT:

CLIENT NAME:  
BRETT & EMMA BOYS

SITE ADDRESS:  
LOT 9 RAYNER STREET  
DALWALLINU 6609

DRAWN:	LD	DATE:	21/08/20
SALES:	SL	COASTAL:	NO
CLIMATE ZONE:	4	WIND REGION:	A
SHEET No:	2 OF	JOB No.	239













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PLEASE SEE ADDENDA & CONTRACT FOR SPECIFIC COLOURS & FINISHES

# 239-A HOUSE

## SIGNATURES

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BUILDER: .....

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	24/08/20	LD

## VARIATIONS

DATE:	INT:

## CLIENT NAME:

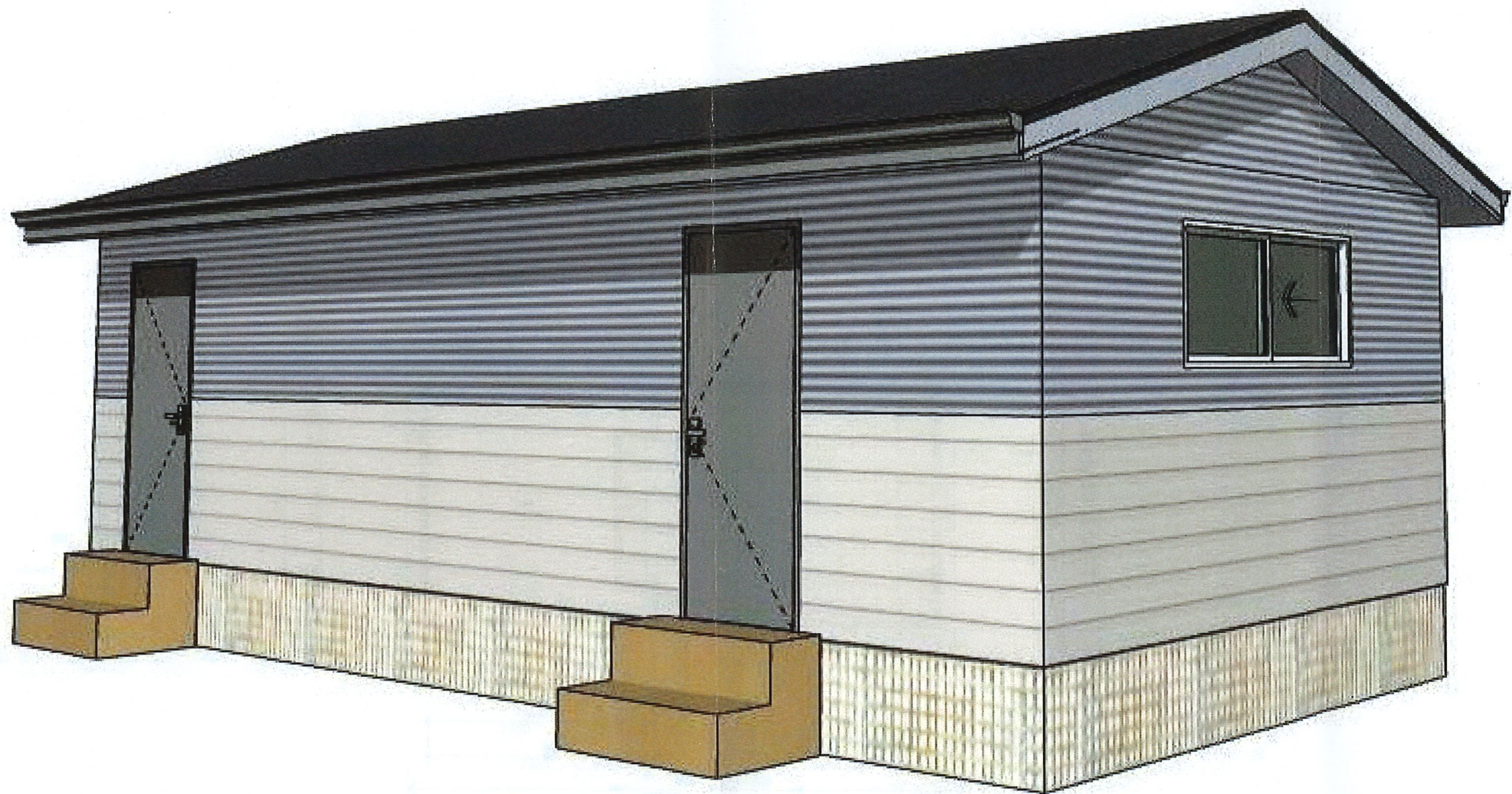
BRETT & EMMA BOYS

## SITE ADDRESS:

LOT 9 RAYNER STREET  
DALWALLINU 6609

DRAWN: LD	DATE: 24/08/20
SALES: SL	COASTAL: NO
CLIMATE ZONE: 4	WIND REGION: A
SHEET No: 3 OF 10	JOB No. 239





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## 239-D LAUNDRY

### SIGNATURES

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CLIENT: .....

BUILDER: .....

### VARIATIONS

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CLIENT NAME:  
BRETT & EMMA BOYS











SITE ADDRESS:  
8 RAYNER STREET  
DALWALLINU

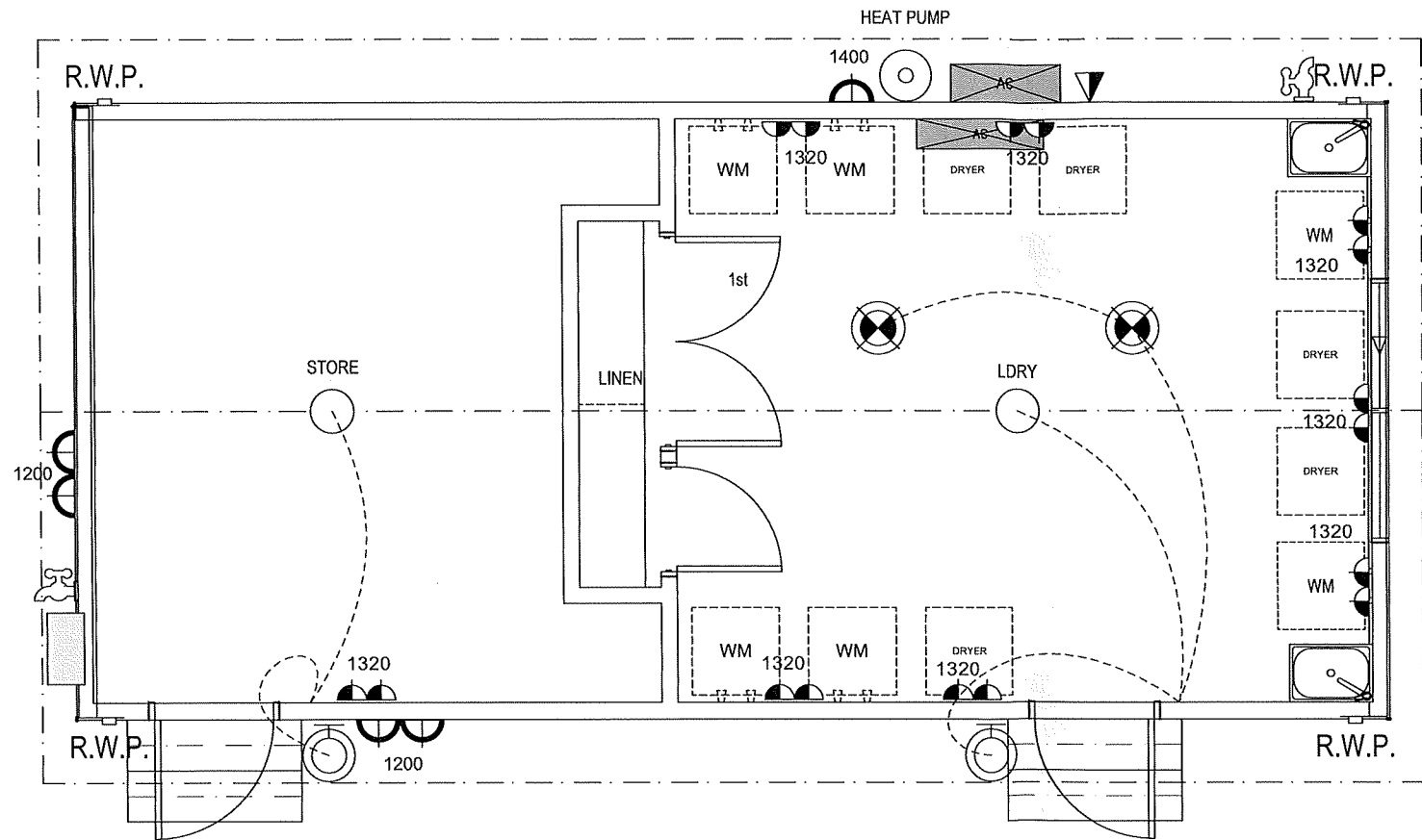
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SHEET No:	3 OF 8	JOB No.	239



- NOTES:
1. ELECTRICAL LAYOUT TO BE CONFIRMED WITH CLIENTS AT PRE-START.
  2. ALL SUBCONTRACTORS TO CHECK DIMENSIONS & NOTES PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
  3. SMOKE DETECTOR TO BCA 3.7.2.
  4. SAFETY BOARD, GPO & LIGHT SWITCH LOCATIONS MAY VARY, (FINAL LOCATIONS TO BE DETERMINED BY ELECTRICIAN).
  5. EXHAUST FANS TO WET AREA'S TO PROVIDE A MINIMUM RATE OF 25 LITRES PER SECOND PER FIXTURE, BUT IN ANY CASE NO LESS THAN 10 AIR CHANGES PER HOUR.
  6. LIGHT SWITCH @ 1350 AFL UNO

08. ELECTRICAL LEGEND - PLAN

SYMBOL	No.	TYPE
	2	CEILING LIGHT
	8	DOUBLE GPO @ NOTED HEIGHT
	2	DOUBLE WP GPO @ 1200
	2	EXHAUST FAN
	2	EXTERNAL WALL LIGHT @ 1850 AFL
	1	Indoor Air Conditioning Wall Unit
	1	ISOLATION SWITCH
	1	METER BOX
	1	Outdoor Air Conditioning Ground Unit
	1	SINGLE WP GPO @ 1400 AFL



ELECTRICAL PLAN

1:50

239-D LAUNDRY



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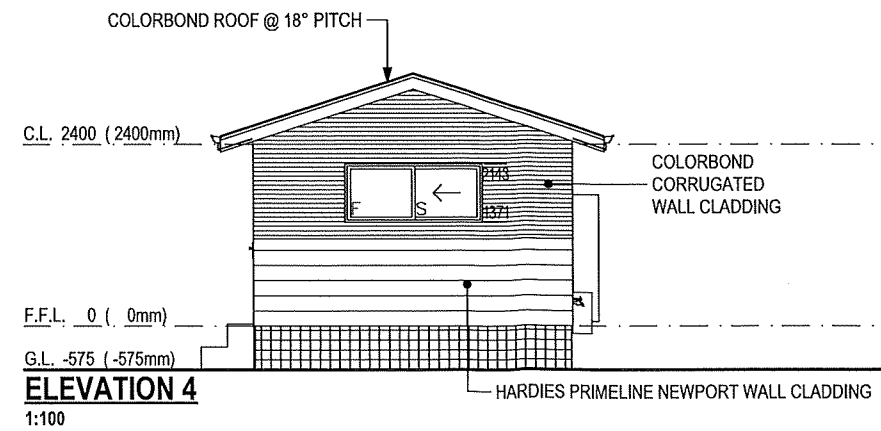
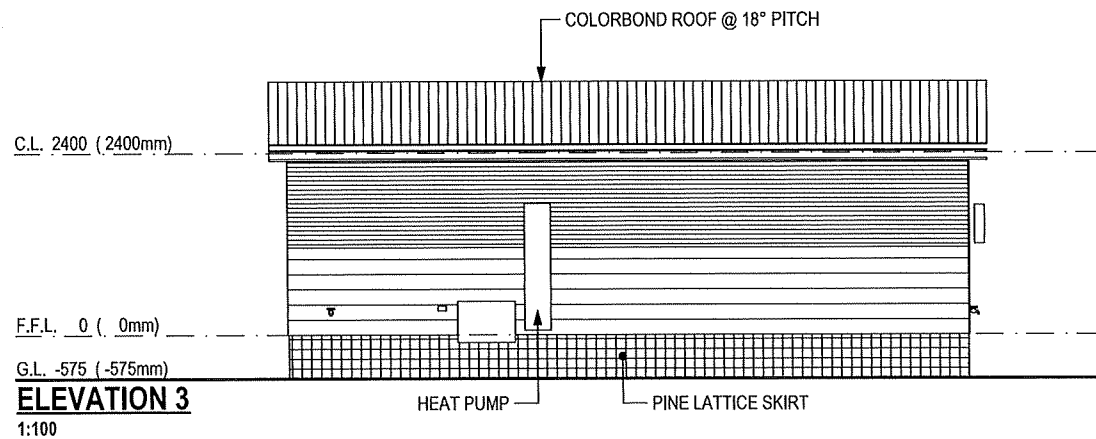
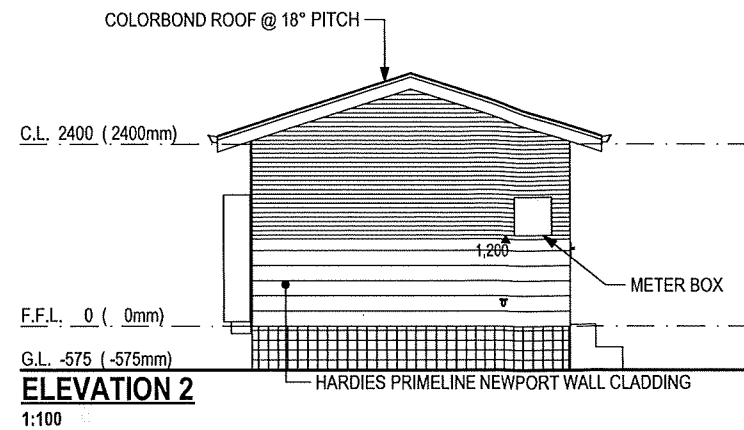
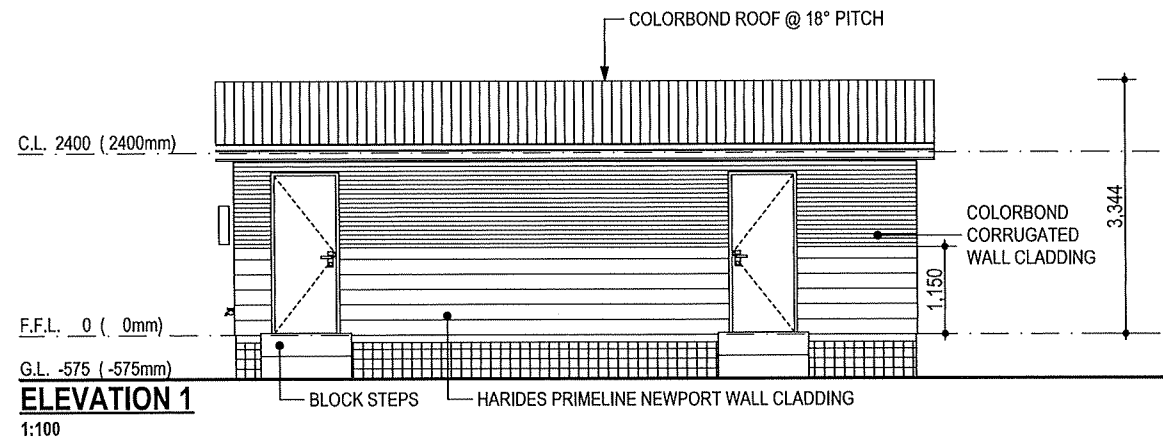
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CLIENT NAME:  
BRETT & EMMA BOYS  
  
SITE ADDRESS:  
8 RAYNER STREET  
DALWALLINU

DRAWN:	LD	DATE:	18/02/20
SALES:	SL	COASTAL:	NO
CLIMATE ZONE:	4	WIND REGION:	A
SHEET No:	7 OF 8	JOB No.	239



## 239-D LAUNDRY



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### VARIATIONS

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



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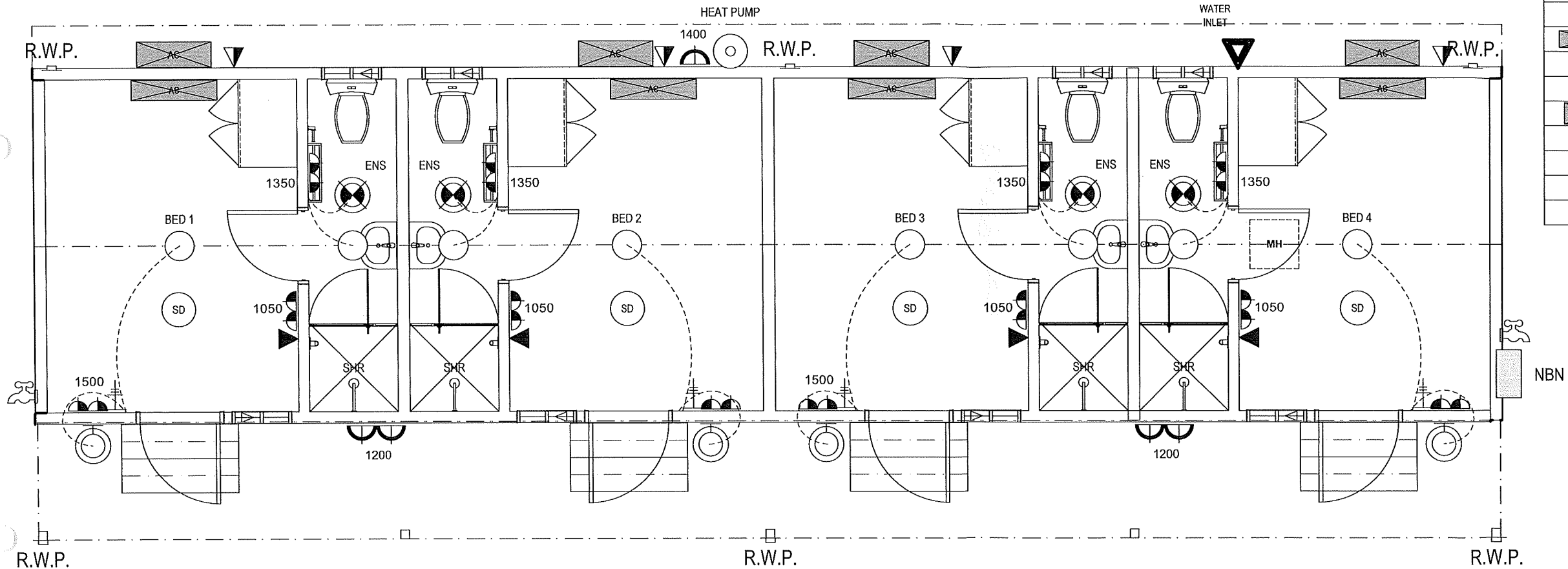
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8 RAYNER STREET  
DALWALLINU

DRAWN:	LD	DATE:	18/02/20
SALES:	SL	COASTAL:	NO
CLIMATE ZONE:	4	WIND REGION:	A
SHEET No:	5 OF 8	JOB No.	239

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	8	CEILING LIGHT
	12	DOUBLE GPO @ NOTED HEIGHT
	2	DOUBLE WP GPO @ 1200
	4	EXHAUST FAN
	4	EXTERNAL WALL LIGHT @ 1850 AFL
	4	Indoor Air Conditioning Wall Unit
	4	ISOLATION SWITCH
	1	METER BOX
	4	Outdoor Air Conditioning Ground Unit
	4	PHONE & DATA POINT @ 1050 AFL
	1	SINGLE WP GPO @ 1400 AFL
	4	Smoke Detector
	4	TV POINT @ 1500 AFL



ELECTRICAL PLAN  
1:50

239-B LEFT ACCOMODATION UNIT



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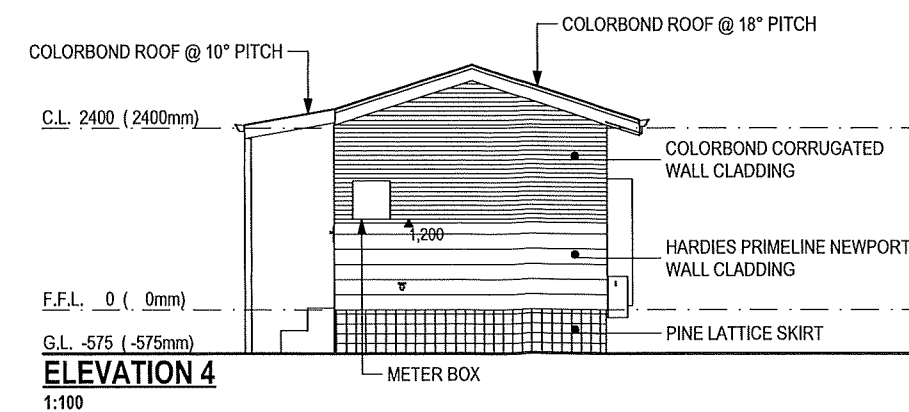
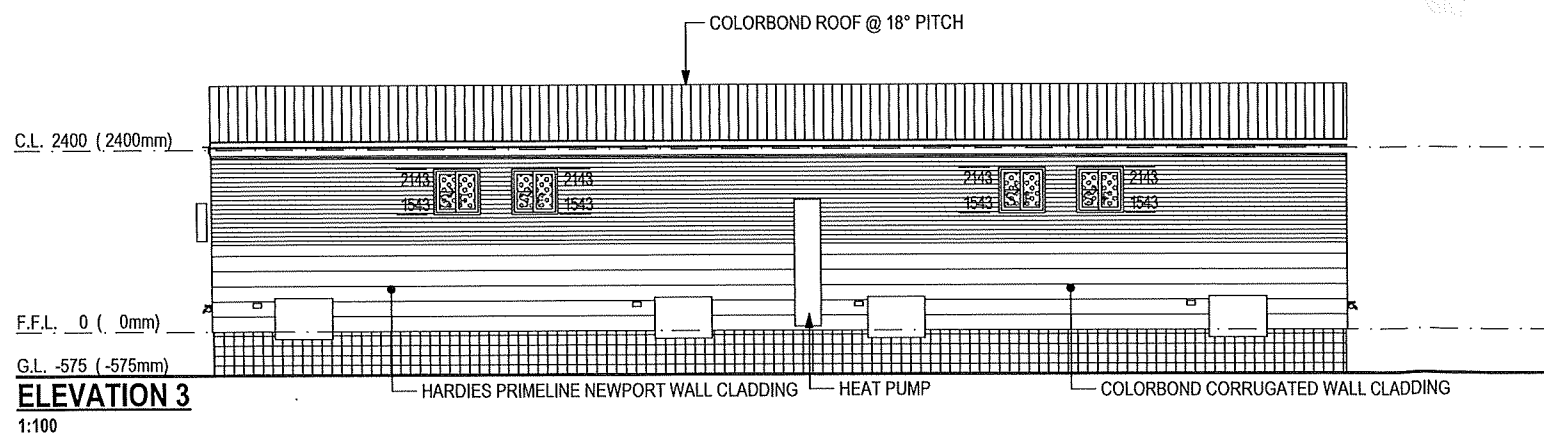
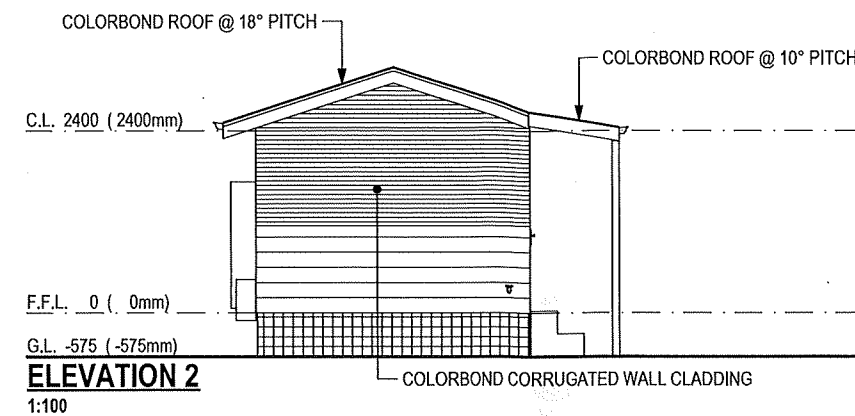
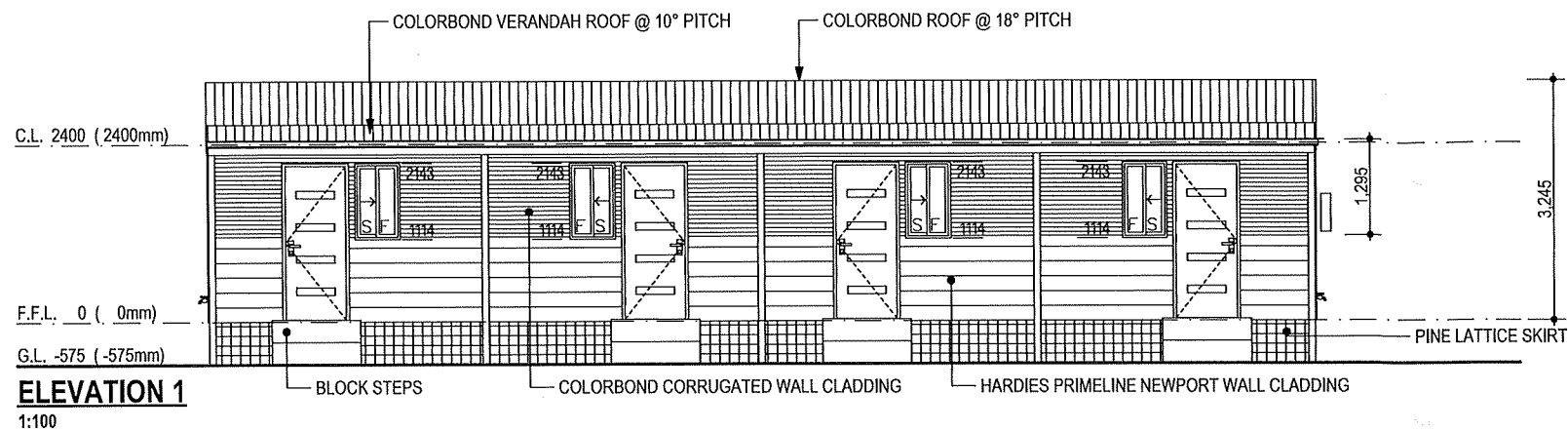
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CLIENT NAME:  
BRETT & EMMA BOYS  
  
SITE ADDRESS:  
8 RAYNER STREET  
DALWALLINU

DRAWN: LD	DATE: 18/02/20
SALES: SL	COASTAL: NO
CLIMATE ZONE: 4	WIND REGION: A
SHEET No: 7 OF 8	JOB No. 239





## 239-B LEFT ACCOMODATION UNIT

### SIGNATURES

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CLIENT: .....

BUILDER: .....

### VARIATIONS

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REVD	24/08/20	LD
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### VARIATIONS

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CLIENT NAME:  
**BRETT & EMMA BOYS**  
  
SITE ADDRESS:  
**8 RAYNER STREET  
DALWALLINU**

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SHEET No: 5 OF 8	JOB No. <b>239</b>





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**239-B LEFT ACCOMODATION UNIT**

**SIGNATURES**

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BUILDER: .....

**VARIATIONS**

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**VARIATIONS**

	DATE:	INT:

CLIENT NAME:  
**BRETT & EMMA BOYS**  
  
SITE ADDRESS:  
**8 RAYNER STREET  
DALWALLINU**

DRAWN: LD	DATE: 18/02/20
SALES: SL	COASTAL: NO
CLIMATE ZONE: 4	WIND REGION: A
SHEET No: 3 OF 8	JOB No. <b>239</b>