



Ordinary Council Meeting Attachments

Tuesday, 22 September 2020.

ATTACHMENTS		
9.2	PLANNING & DEVELOPMENT SERVICES	Page No
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 15m² of lettable area. Our lettable area is 400m² which requires 27 carparks. The carpark is clearly large enough to accommodate the required 27 carparks.

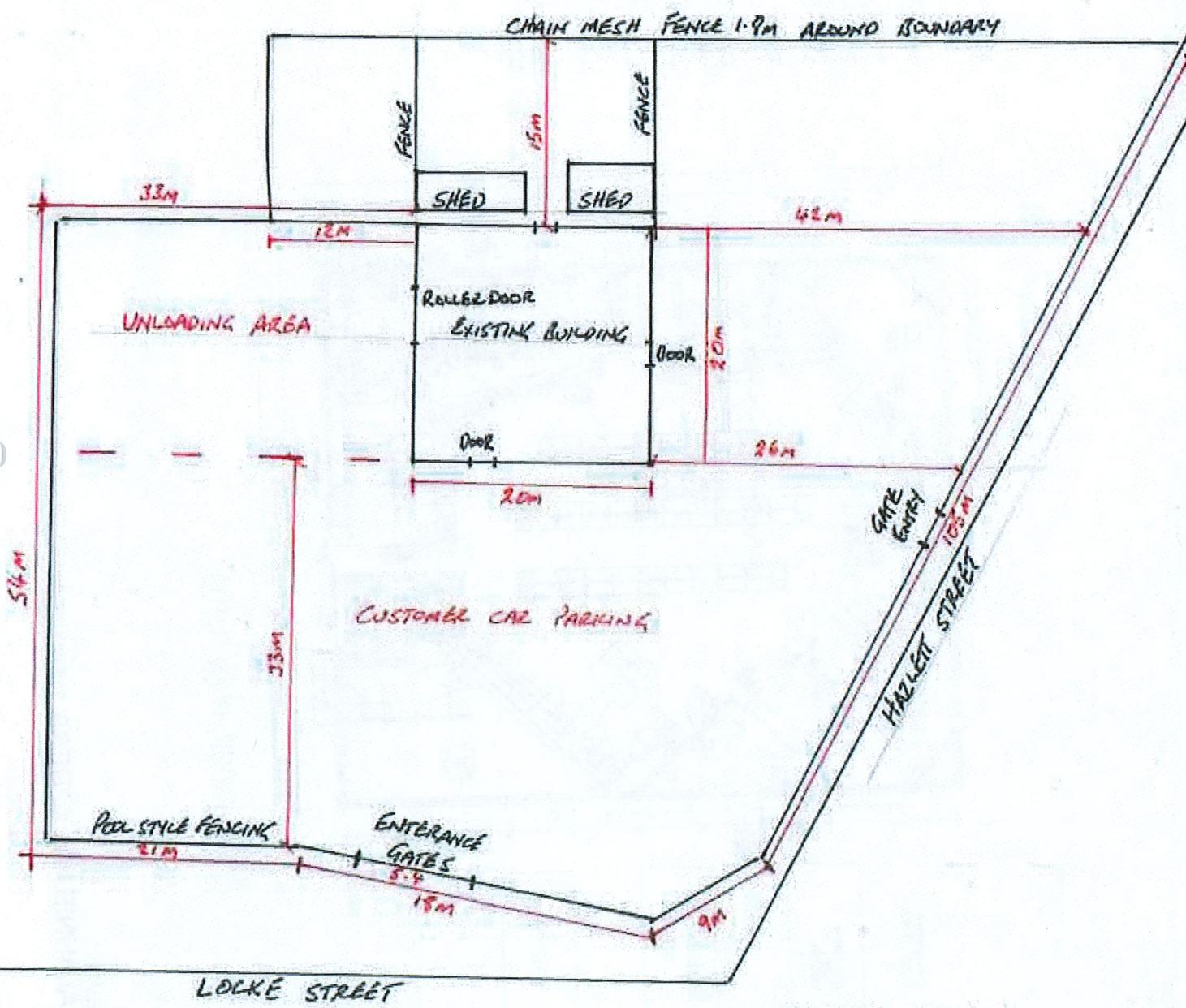
Zoning Table 1

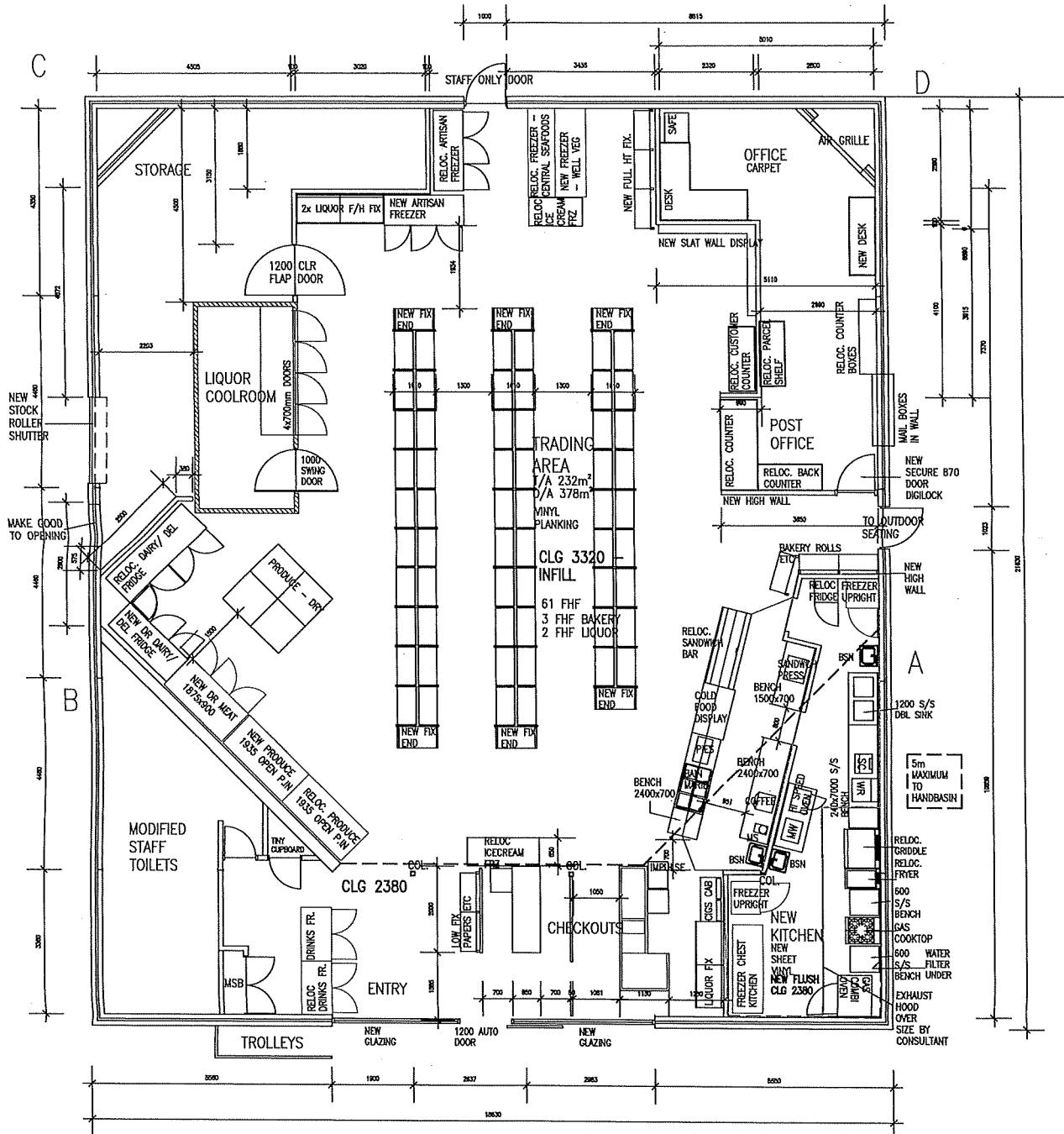
Classified as a shop and zoned townsite, we understand that the shire is obligated to advertise our intentions.

FORMER BRETHREN MEETING HALL

6 HARLETT STREET KALANNIE 6468 LOT 137 VOLUME 2045 DP 184426

PROPOSED SITE FOR KALANNIE IGA STORE





REV 4

KALANNIE IGA XPRESS 1:100 @A4

20/08/2020 J QUANTOCK-METCASH

L & T deGrussa

Building Services

House Inspections

Our Job No: 129

28 July 2020

SHIRE OF DALWALLINU	
RECORD NO:	1-COR-19647
FILE NO:	ASS702
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 m²) 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

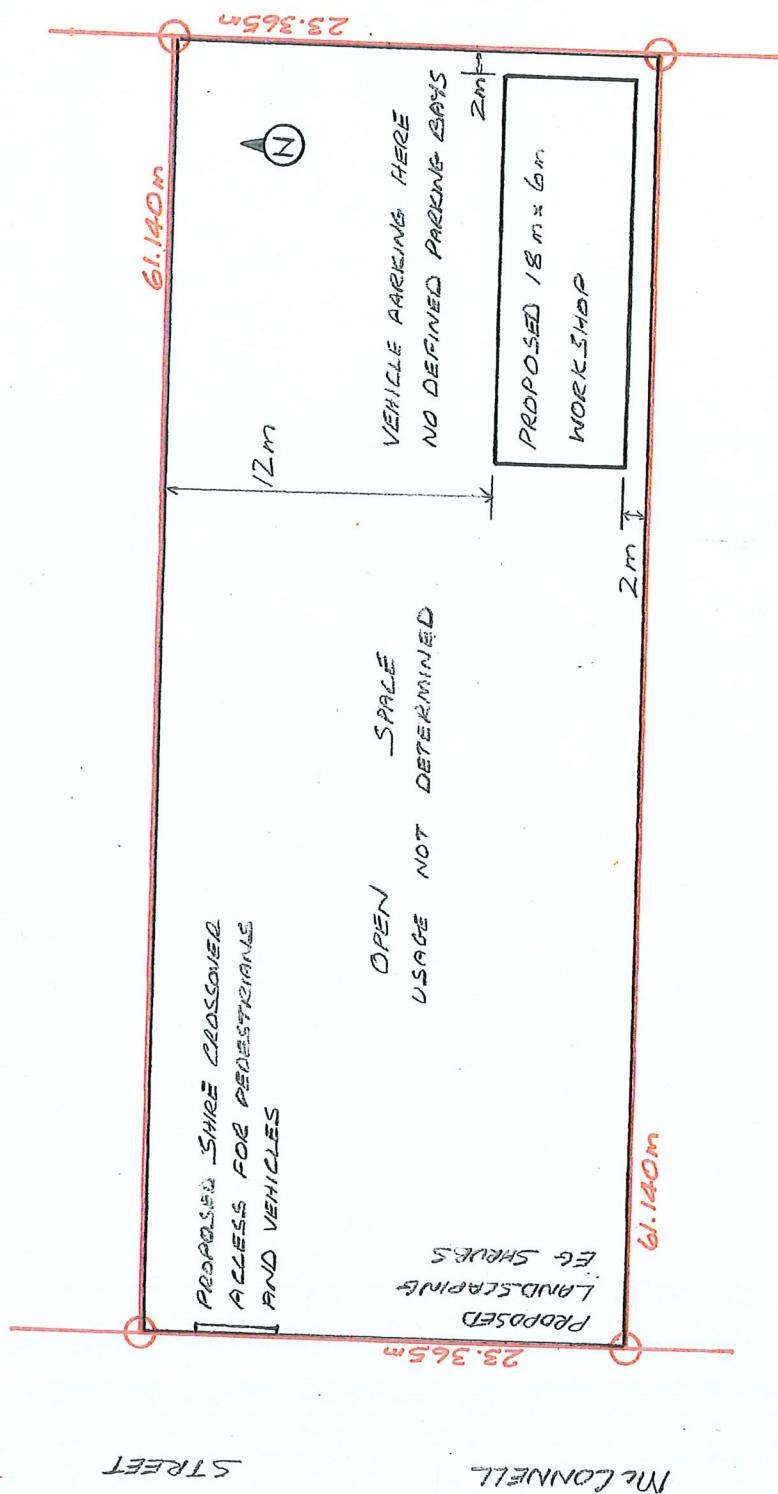
Yours sincerely



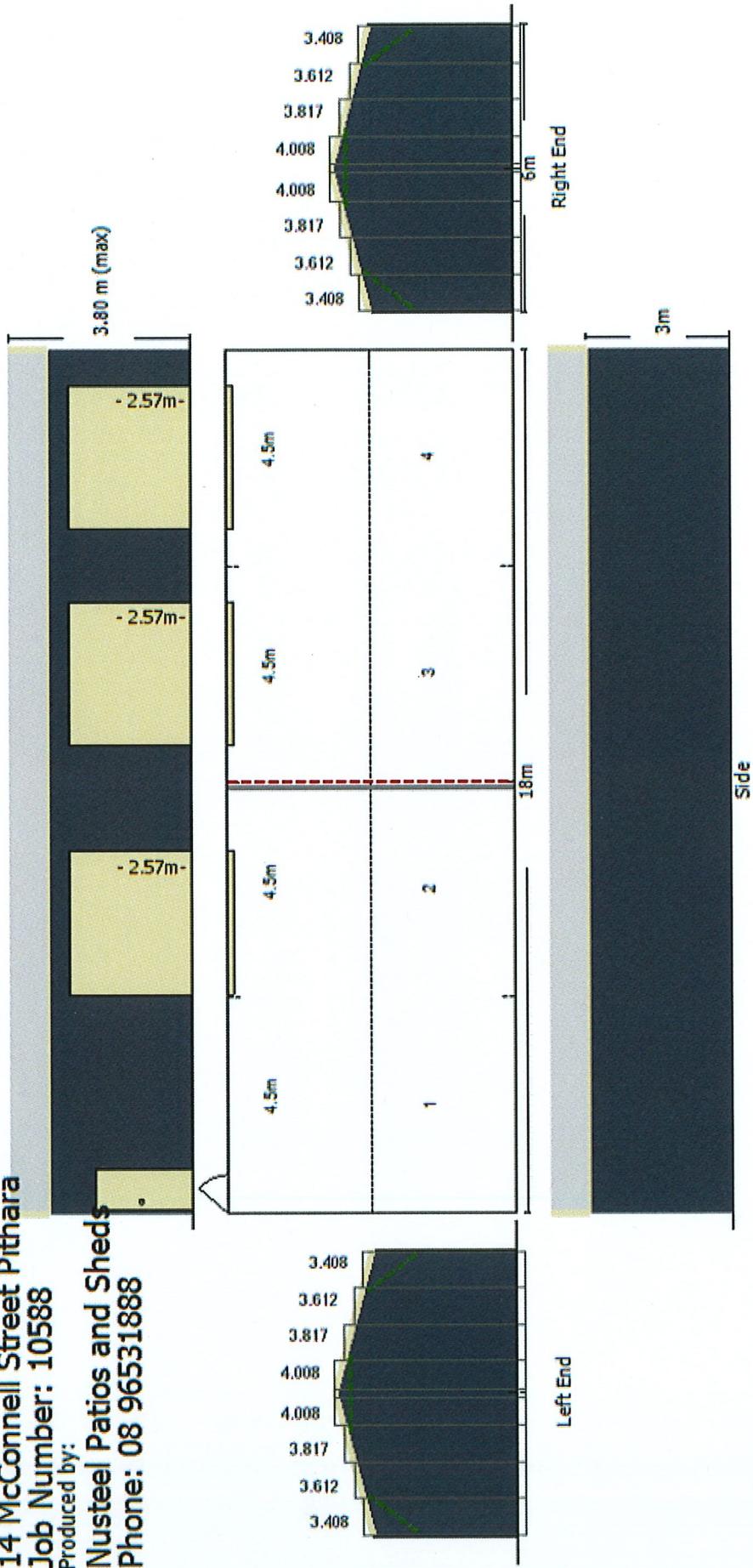
Len deGrussa



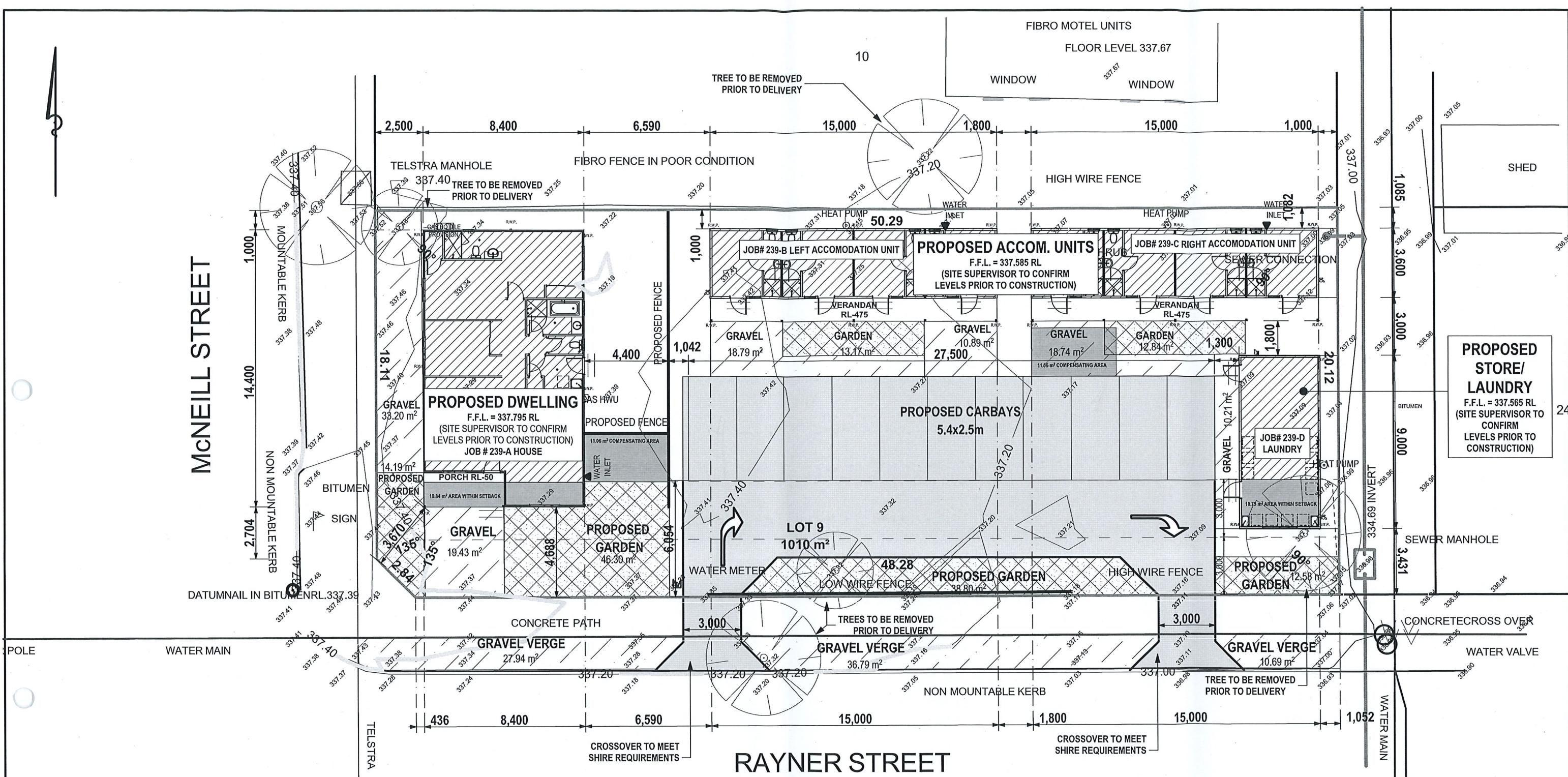
Planning application for
BL & KM Cummins
Proposed 18m x 6m x 3.275 steel framed and Colorbond workshop at
Lot 15 Street No 14 McConnell Street
PITHARA WA 6608
Site plan
Drawing 1 of 1
Drawn 9 July 2020
by Len deGrussa
L & T deGrussa Building Services lendeg@westnet.com.au



Building For:
Brian Cummins
14 McConnell Street Pittara
Job Number: 10588
Produced by:
Nusteel Patios and Sheds
Phone: 08 965531888



McNEIL STREET



SITE PLAN - PROPOSED

1:200



EVOKELIVING HOMES

CREATING LIFESTYLES

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SIGNATURES

CLIENT: / /

VARIATIONS

10

REVA 2
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REVB

VARIATIONS

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D |

CLIENT NAME:
NT: BRETT & EMMA BOYS

SITE ADDRESS:
LOT 9 RAYNER STREET
DALWALLINU 6609

POWER POLE

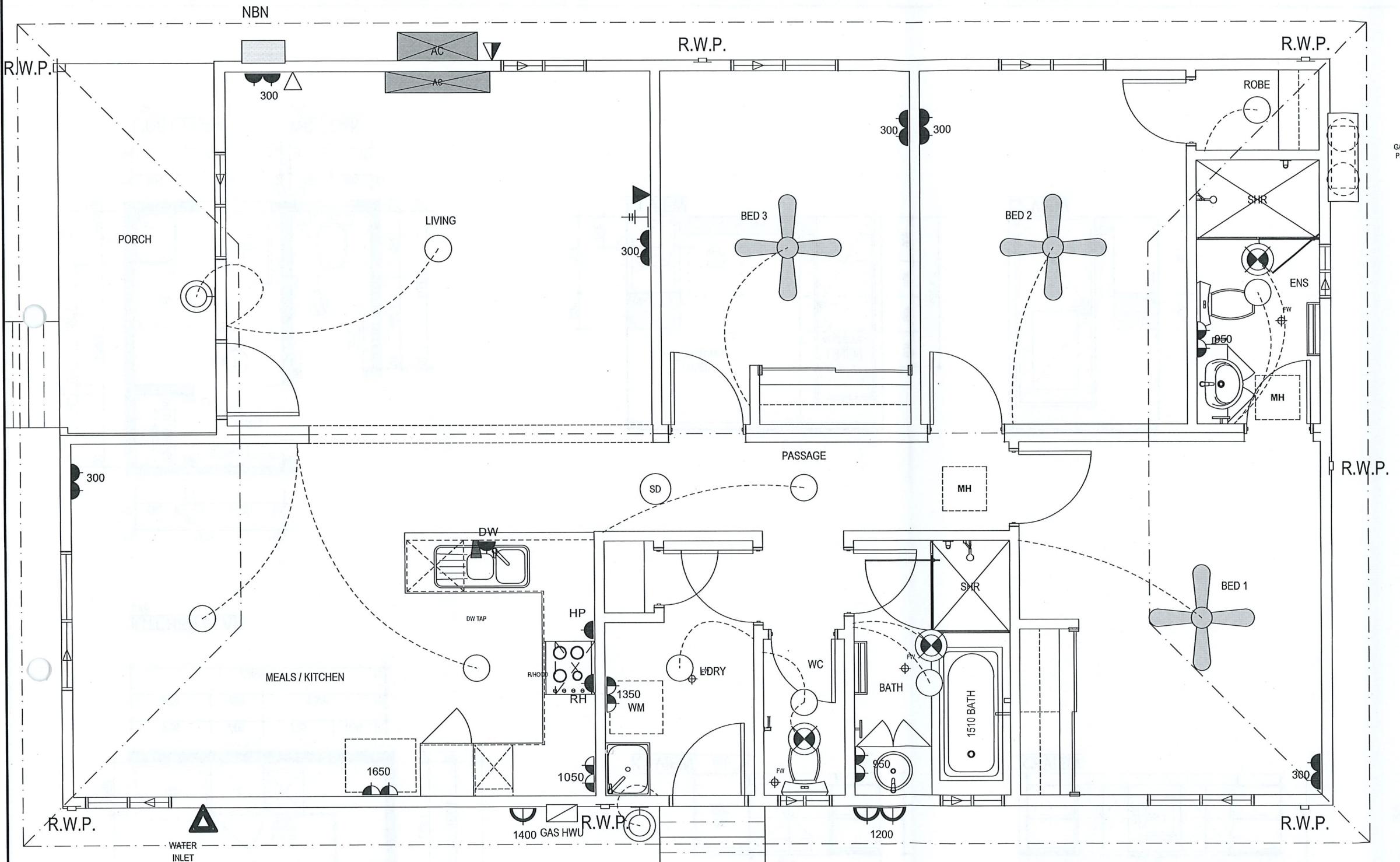
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CLIMATE ZONE: 4 | WIND REGION:

No. 220



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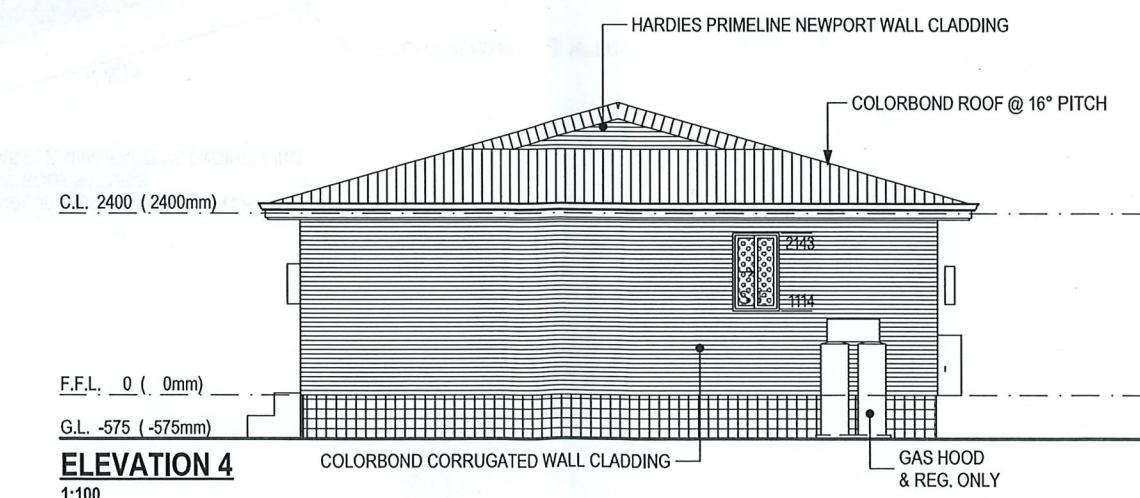
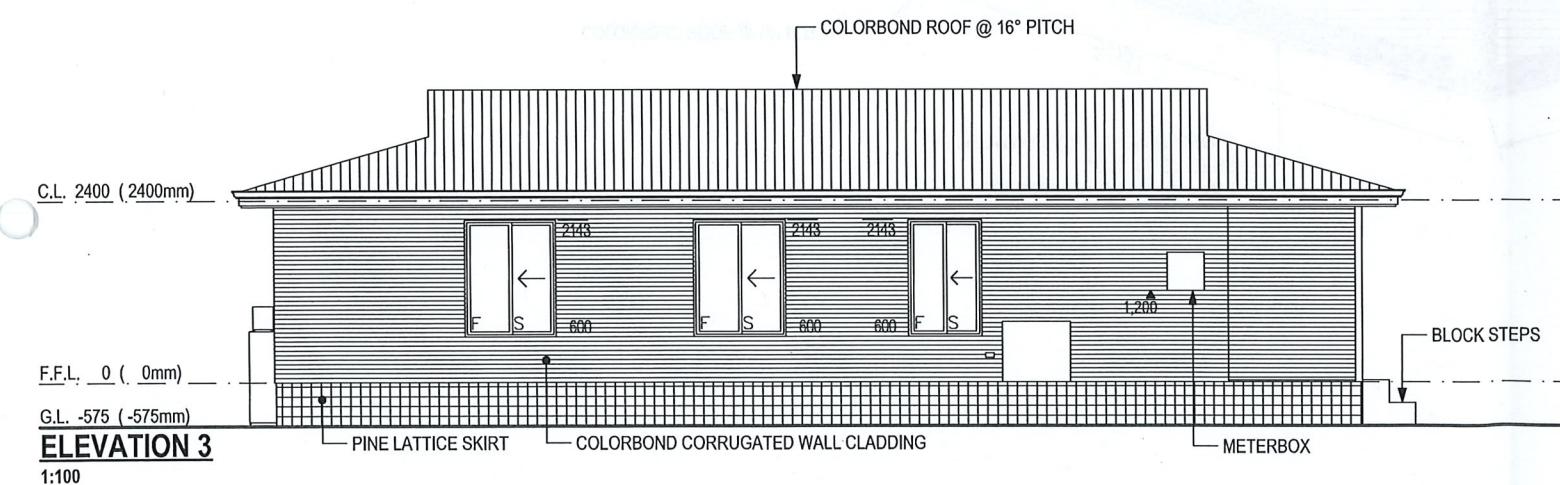
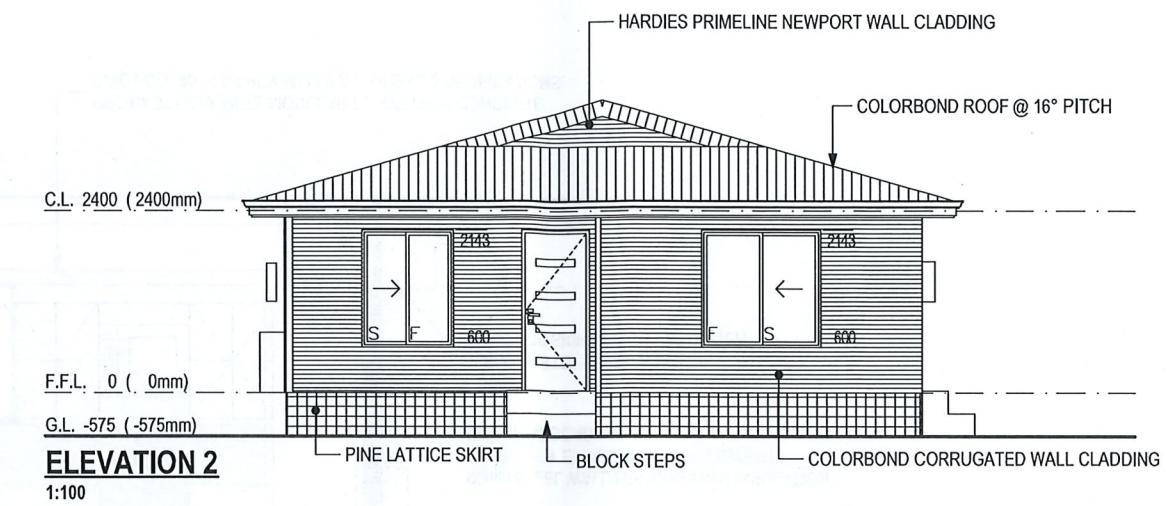
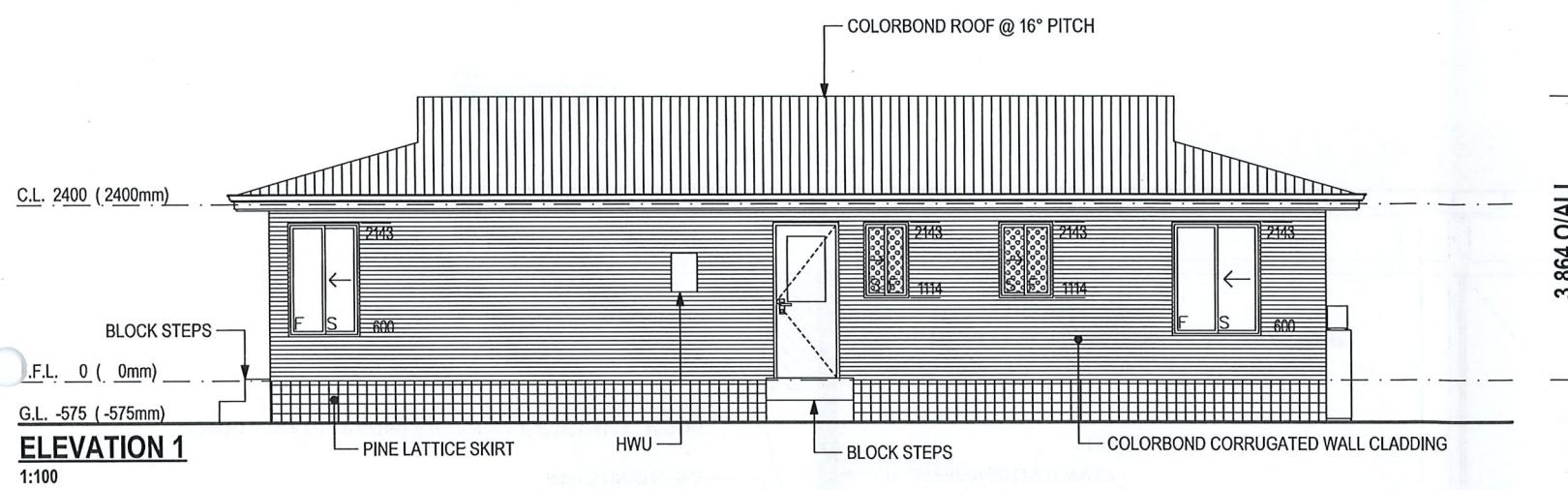
- ELECTRICAL LAYOUT TO BE CONFIRMED WITH CLIENTS AT PRE-START.
- ALL SUBCONTRACTORS TO CHECK DIMENSIONS & NOTES PRIOR TO COMMENCEMENT OF ANY WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- SMOKE DETECTOR TO BCA 3.7.2.
- SAFETY BOARD, POWER READER, GPO & LIGHT SWITCH LOCATIONS MAY VARY, (FINAL LOCATIONS TO BE DETERMINED BY ELECTRICIAN).
- 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.

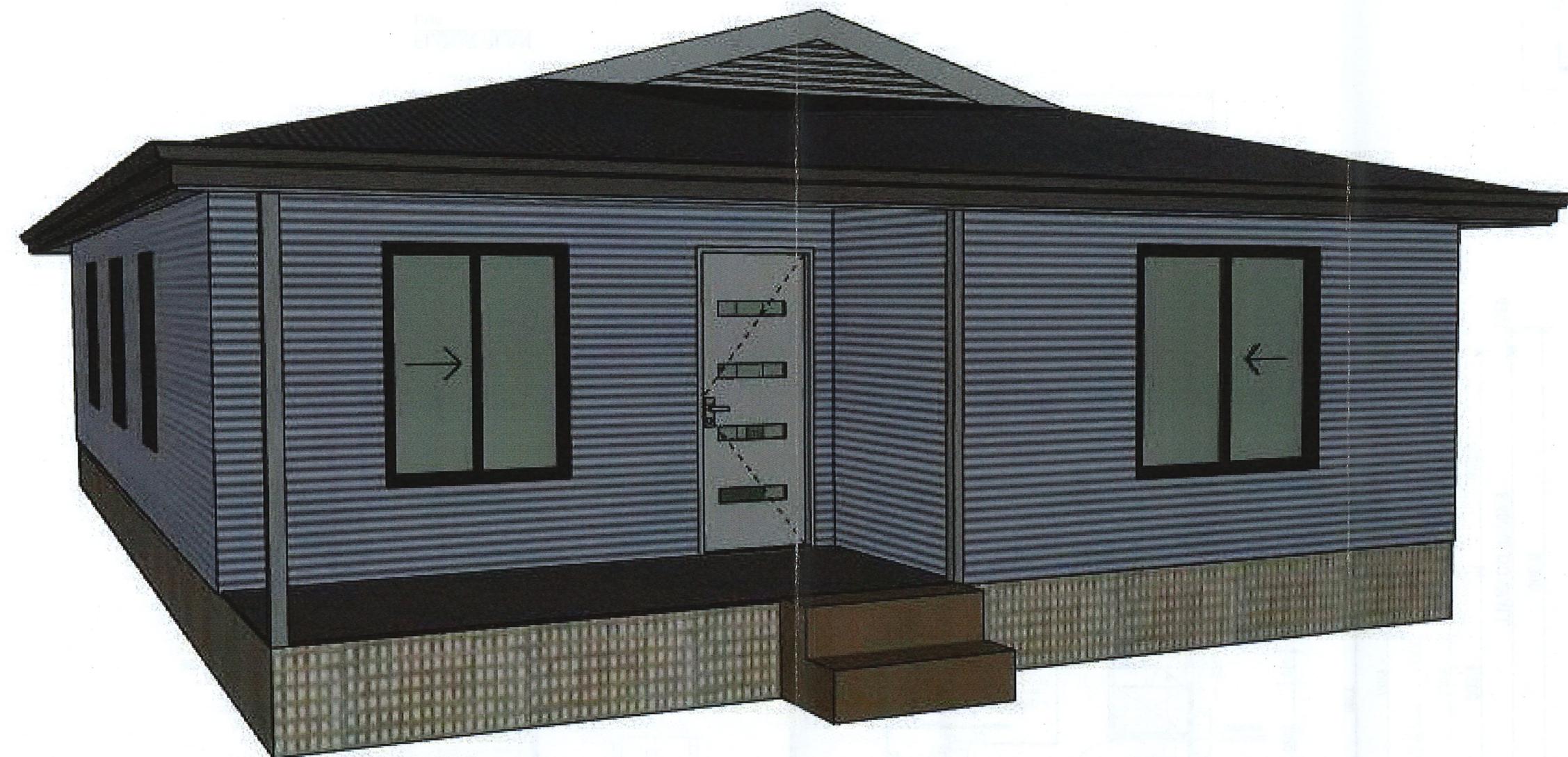
08. ELECTRICAL LEGEND - PLAN

SYMBOL	No.	TYPE
	3	CEILING FAN WITH LIGHT
	9	CEILING LIGHT
	6	DOUBLE GPO @ 300 AFL
	5	DOUBLE GPO @ NOTED HEIGHT
	1	DOUBLE WP GPO @ 1200
	1	DW (DISH WASHER) SGPO
	3	EXHAUST FAN
	2	EXTERNAL WALL LIGHT @ 1850 AFL
	1	HP (HOT PLATE) SGPO
	1	INDOOR AIR CON. WALL MOUNTED UNIT
	1	ISOLATION SWITCH
	1	Meter Box
	1	NBN POINT
	1	OUTDOOR AIR CON. GROUND UNIT
	1	PHONE & DATA POINT @ 300AFL
	1	RH (RANGE HOOD) SGPO
	1	SINGLE WP GPO @ 1400 AFL
	1	Smoke Detector
	1	TV POINT @ 300 AFL

ELECTRICAL PLAN

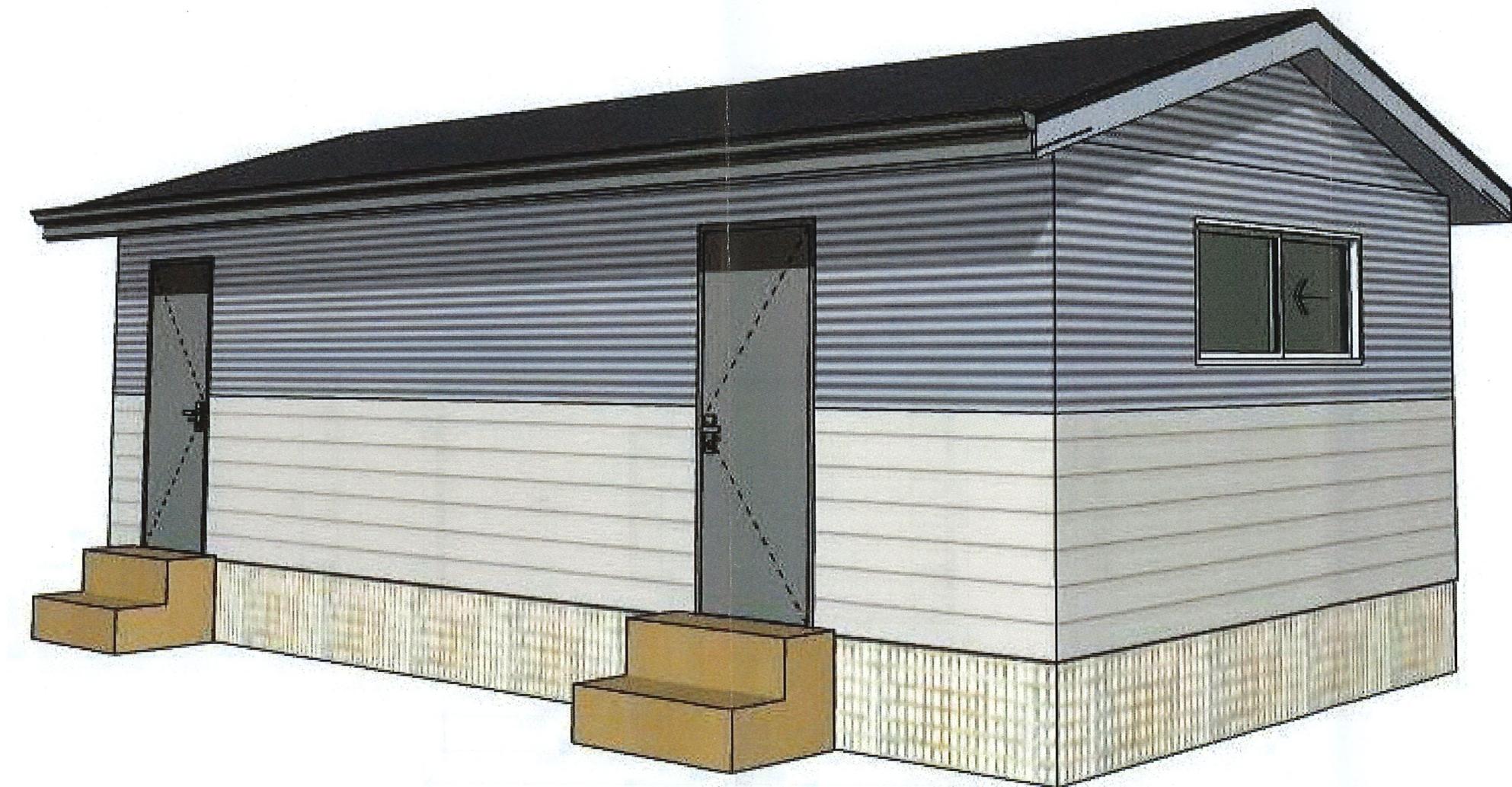
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239-A HOUSE



THIS 3D IMAGE IS FOR ILLUSTRATION PURPOSES ONLY. PLEASE SEE ADDENDA & CONTRACT FOR SPECIFIC COLOURS & FINISHES

239-D LAUNDRY



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SIGNATURES

CLIENT:/...../.....

CLIENT:/...../.....

BUILDER:/...../.....

VARIATIONS

REVA

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REVC

16

DATE: 18/02/20 INT: LD

DATE: 25/02/20 INT: LD

DATE: 06/03/20 INT: LD

DATE: 16/03/20 INT: LD

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

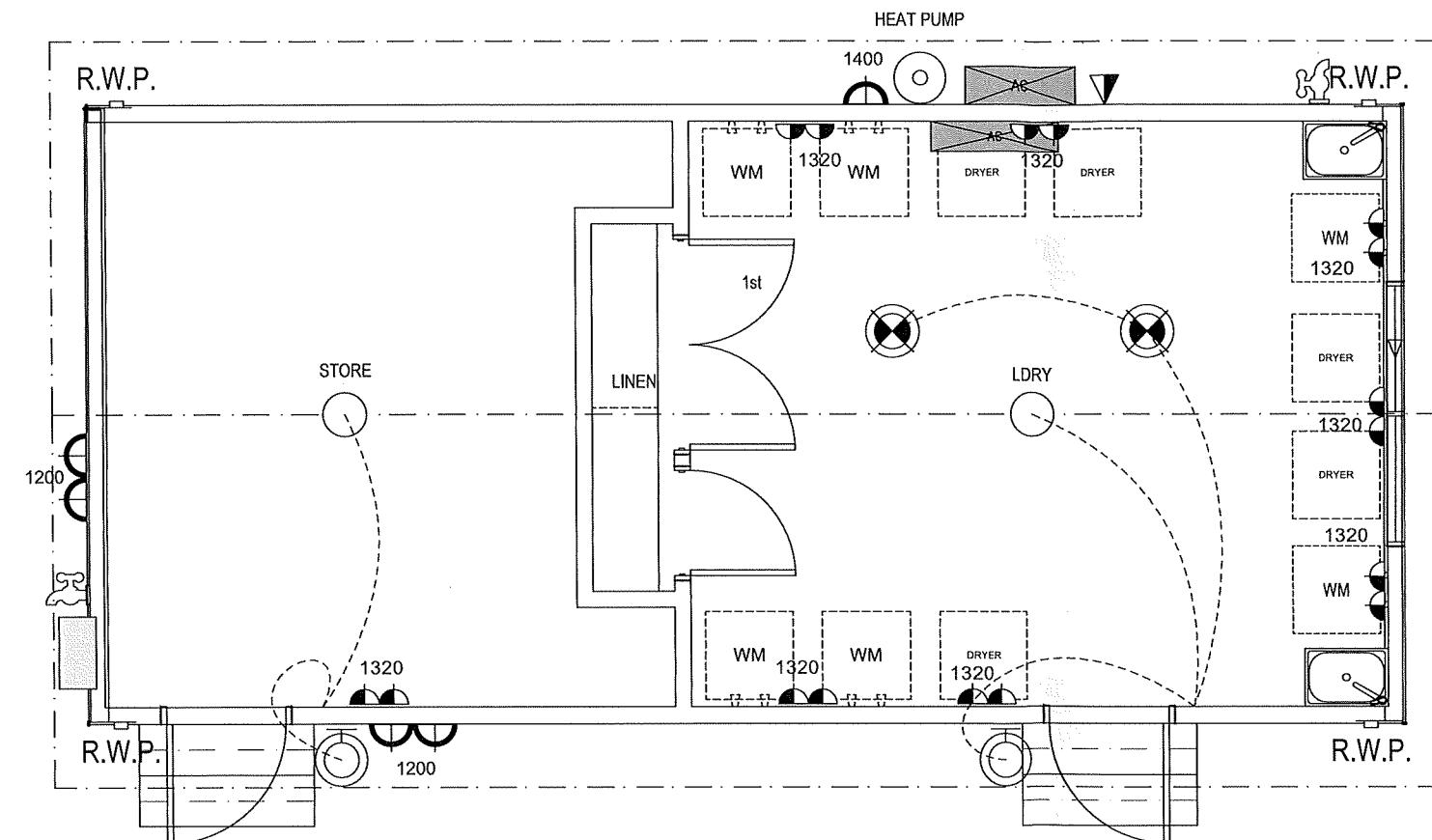
SHEET No: 3 OF 8 JOB No. 239

NOTES:

- ELECTRICAL LAYOUT TO BE CONFIRMED WITH CLIENTS AT PRE-START.
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- EXHAUST FANS TO WET AREAS TO PROVIDE A MINIMUM RATE OF 25 LITRES PER SECOND PER FIXTURE, BUT IN ANY CASE NO LESS THAN 10 AIR CHANGES PER HOUR.
- 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

SIGNATURES

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CLIENT: /.....

BUILDER: /.....

VARIATIONS

DATE:

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REVA

18/02/20

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COASTAL:

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4

WIND REGION:

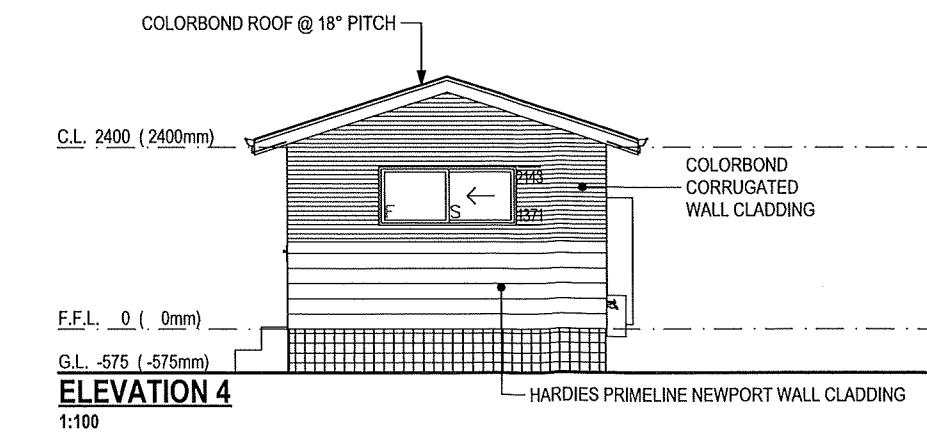
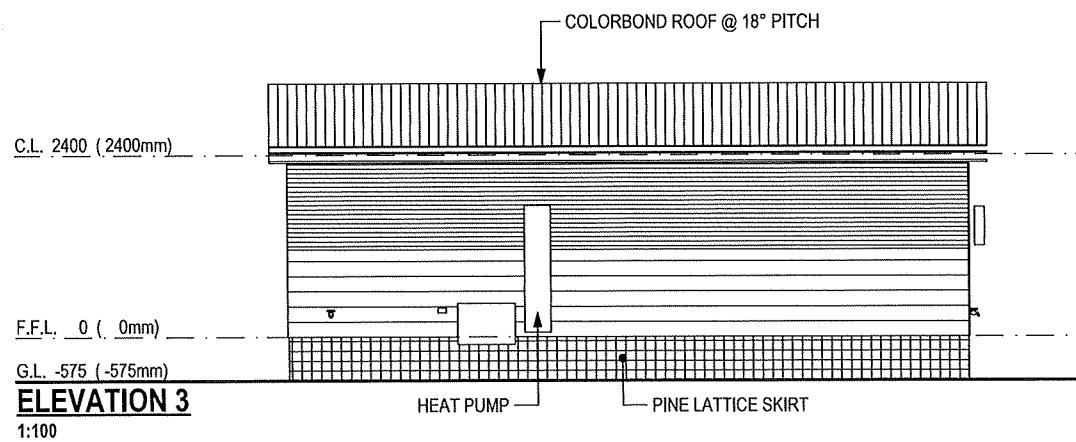
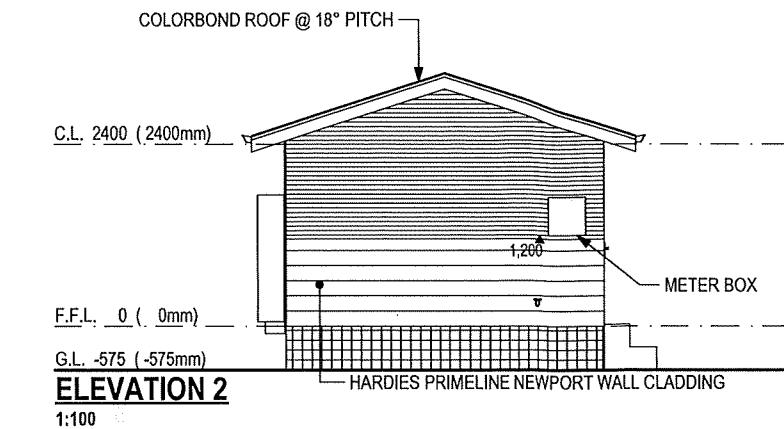
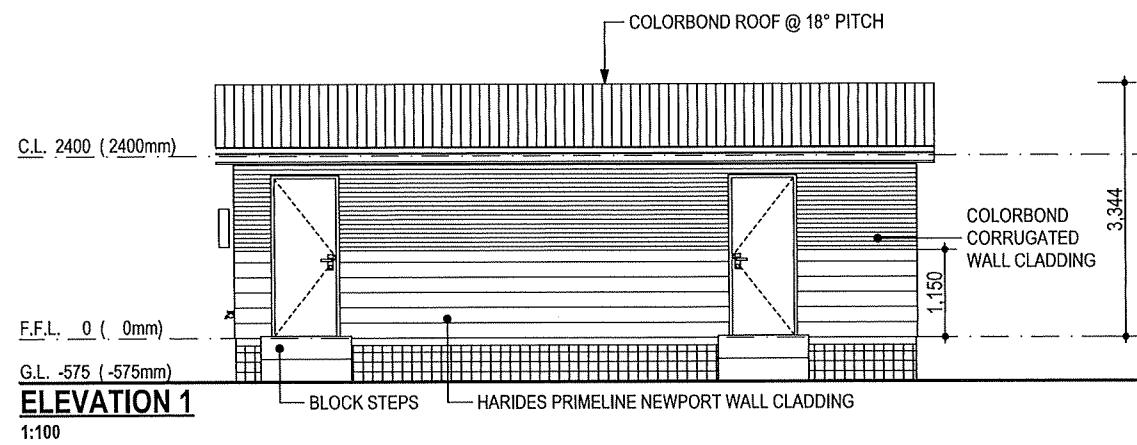
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SHEET No:

7 OF 8

JOB No.

239



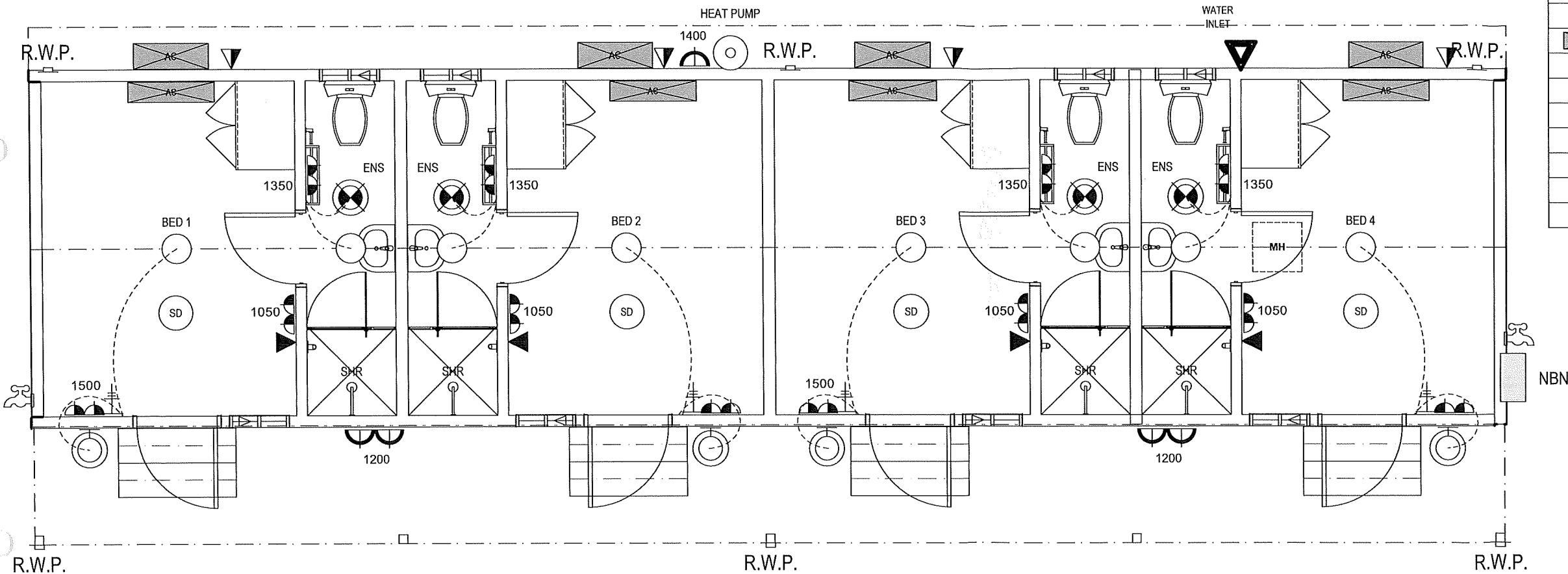
239-D LAUNDRY

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6. LIGHT SWITCH @ 1350 AFL UNO

08. ELECTRICAL LEGEND - PLAN

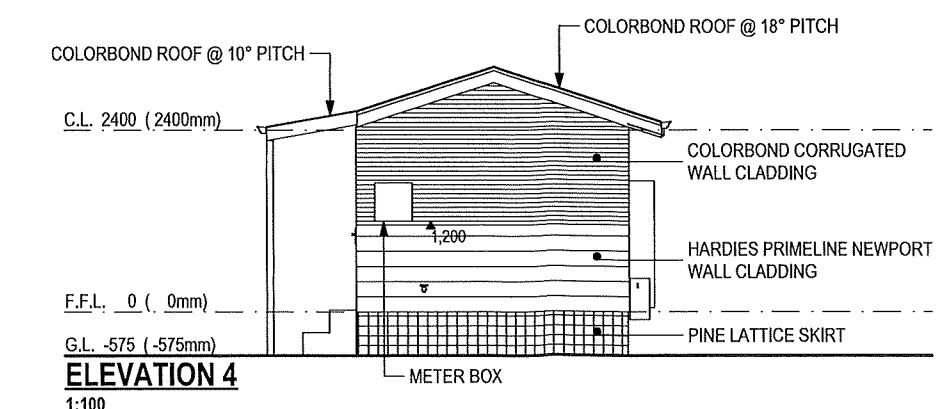
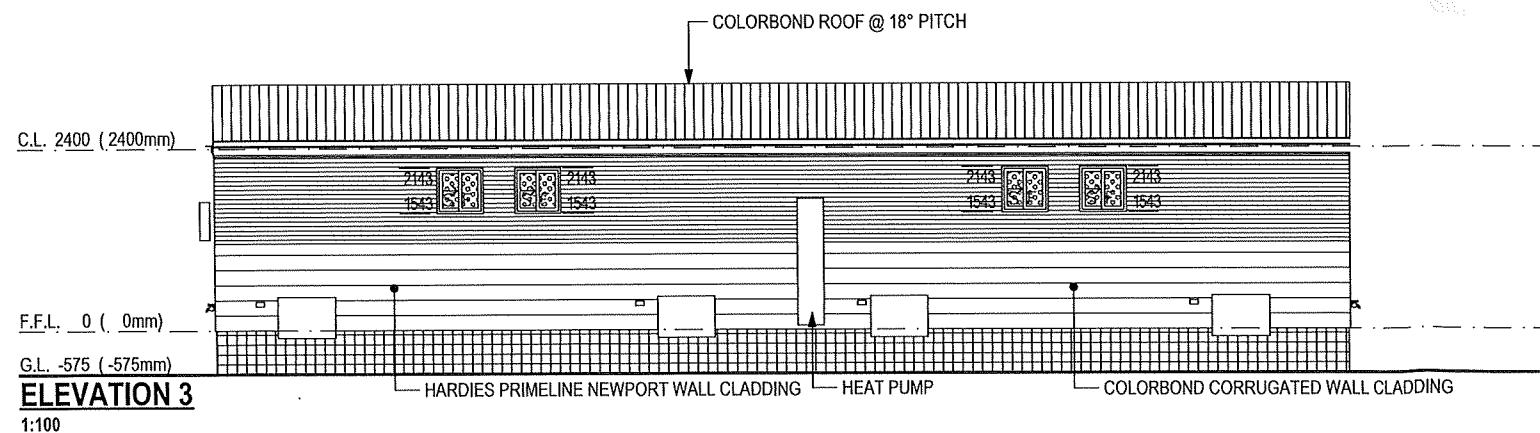
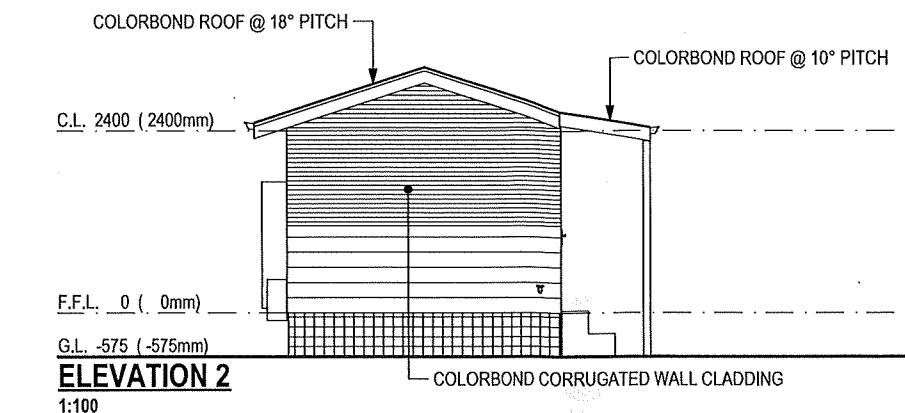
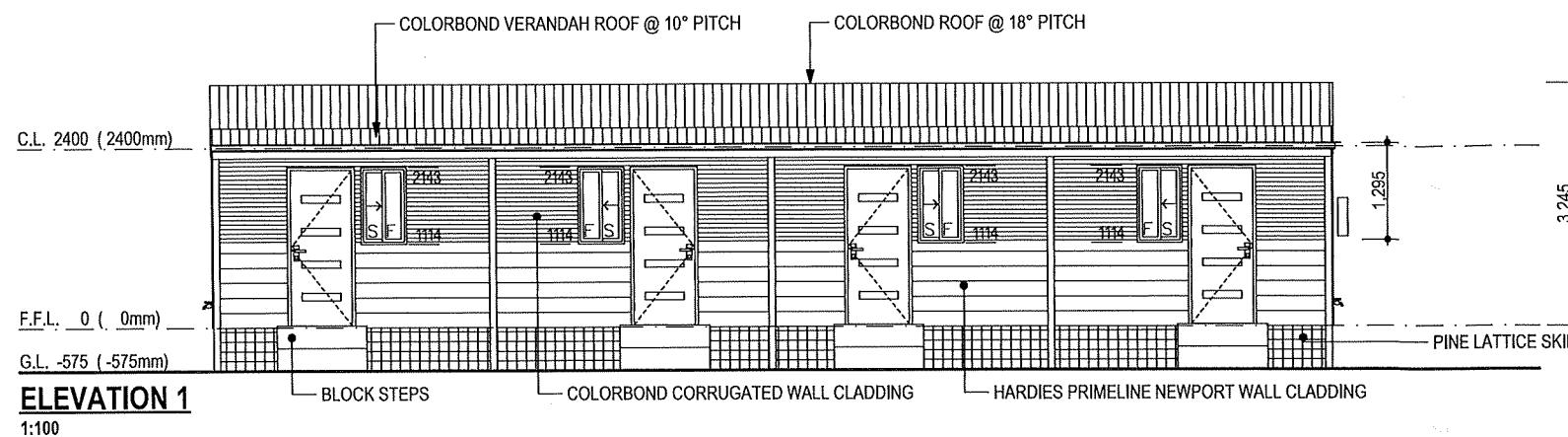
SYMBOL	No.	TYPE
○	8	CEILING LIGHT
△	12	DOUBLE GPO @ NOTED HEIGHT
□	2	DOUBLE WP GPO @ 1200
○○	4	EXHAUST FAN
○○	4	EXTERNAL WALL LIGHT @ 1850 AFL
■■■	4	Indoor Air Conditioning Wall Unit
▽	4	ISOLATION SWITCH
□□	1	METER BOX
■■■	4	Outdoor Air Conditioning Ground Unit
□	4	PHONE & DATA POINT @ 1050 AFL
○	1	SINGLE WP GPO @ 1400 AFL
○○	4	Smoke Detector
■	4	TV POINT @ 1500 AFL



ELECTRICAL PLAN

1:50

239-B LEFT ACCOMODATION UNIT



239-B LEFT ACCOMMODATION UNIT

SIGNATURES

CLIENT: / /

CLIENT: / /

BUILDER: / /

VARIATIONS

DATE: 18/02/20

INT: LD

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SALES:

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COASTAL:

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CLIMATE ZONE:

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WIND REGION:

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5 OF 8

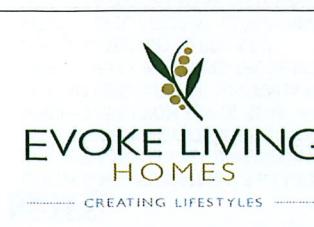
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VARIATIONS

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REVA

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06/03/20

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LD

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DALWALLINU

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