



Suite 1/26 Carey Street Bunbury WA 6230
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Ref: 8790-18

23 January 2018

Planning Dept
City of Dalwallinu
PO Box 141
Dalwallinu, WA 6609

Attention: Planning Dept – Mr Douglas Burke

**Re: PROPOSED DEVELOPMENT APPLICATION
LOT 36 #25 ARTHUR STREET, WUBIN WA**

The owners of Lot 36 Arthur Street, Wubin are seeking a reduced primary setback for their residence, using the deemed-to-comply allowances C2.1.111 in the Residential Design codes .

The current council requirements state a 7.5m primary set-back for a single storey residence in Wubin. We would like to proposed a primary setback of 4.5m as we can achieve a site average setback with the open space on the South side of the property. This complies with site averaging requirements as specified in part C2.1 deemed-to-comply in the Residential Design Codes.

The site plan indicates the setbacks (required and proposed) and shows the compensating area behind the primary setback at 65m². This would allow for the reduced primary setback with an area of only 21m².

The proposed building takes into consideration the R-codes both clauses P2.1 & P2.2. Being a primarily undeveloped street, the design aligns with the few current houses with no impact to neighbouring properties. It will not affect privacy of any current properties and would add to the character of the current landscape/street.

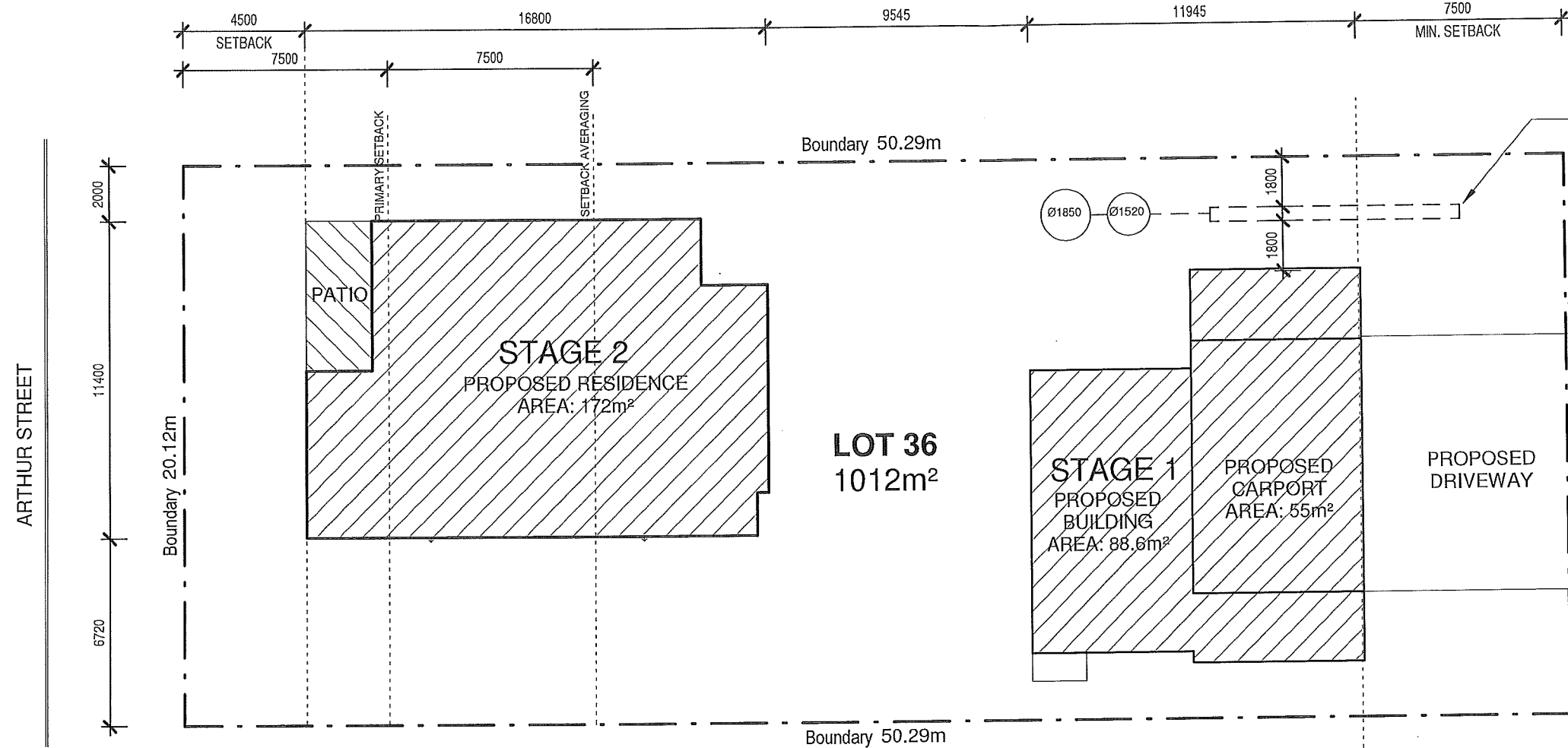
Based on the above justification and the attached plans we seek concession on this variation to the code.

Please advise if you need any further details but look forward to council's assessment.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Roger Veen', with a long horizontal flourish extending to the right.

Roger Veen
Director
On behalf of Veen's Design Group

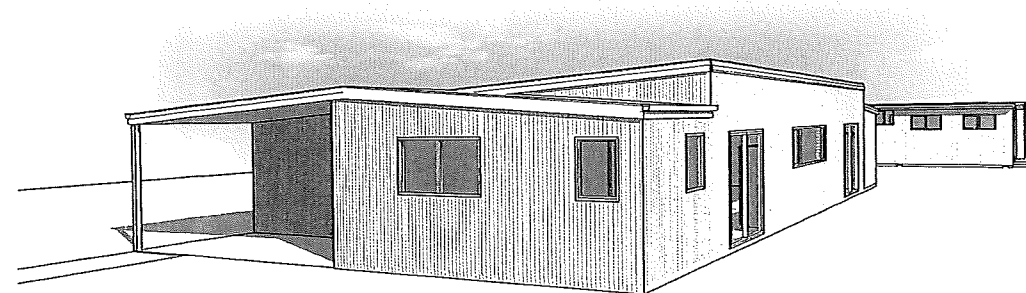


SEPTIC SYSTEM/LEACH DRAIN OR ATU UNIT. MIN 1800 FROM BOUNDARY AND BUILDING

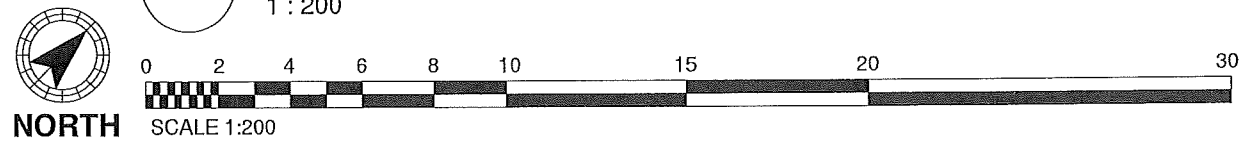
GENERAL NOTES:
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SITE PLAN
 1 : 200



veens
 DESIGN GROUP

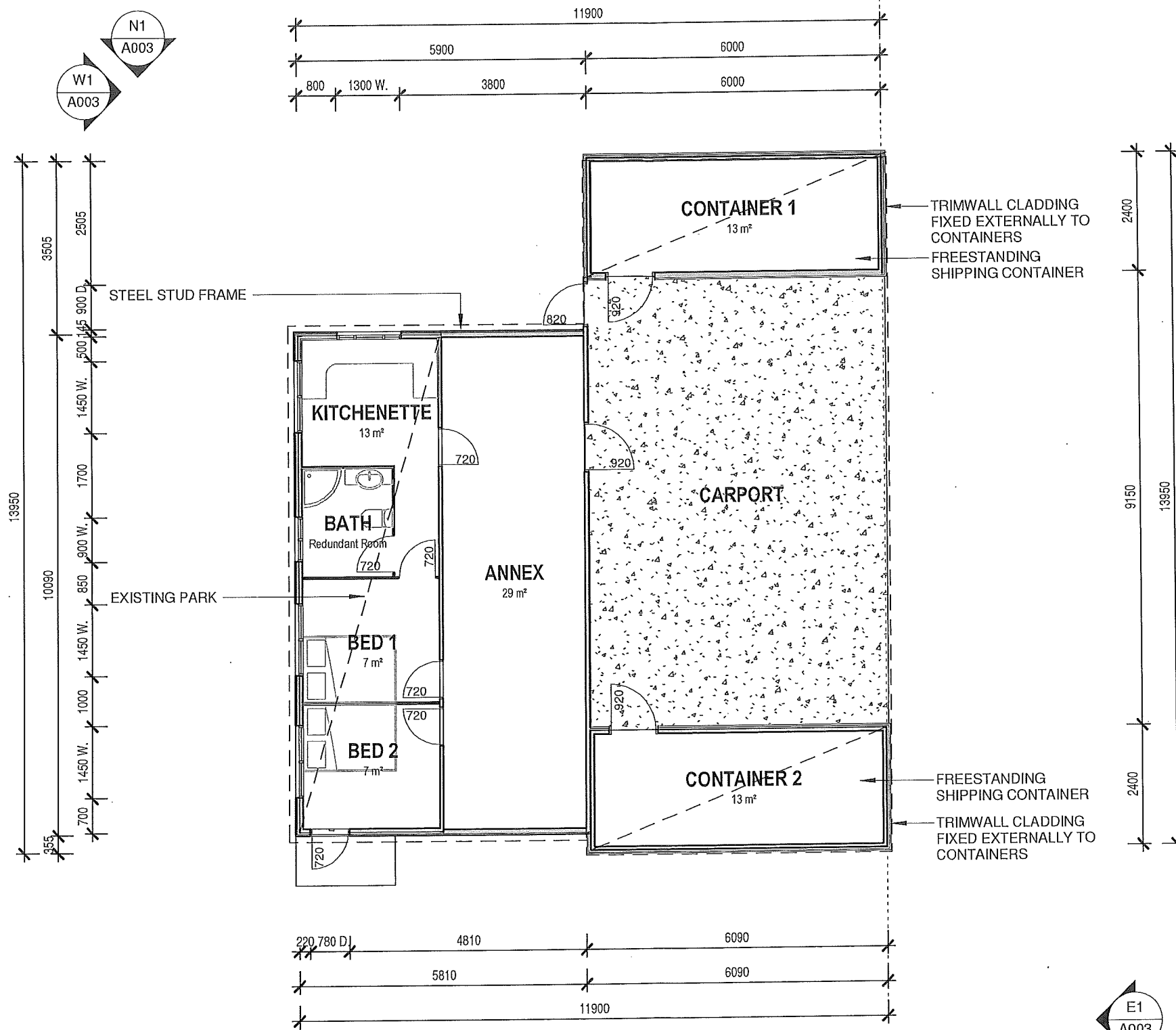
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No.	Description	Date
0	ISSUED FOR DA	22.01.18

Project Name
 PROPOSED NEW RESIDENCE & SHED
 LOT NO. 36 (#25) ARTHUR STREET, WUBIN
 FOR MR SLADE VISSER

SITE PLAN			
Project number	8790-18	Sheet Number	Current Rev
Date	JAN 2018	A001	0
Drawn by	LA		
Checked by	RV	Scale	As indicated ON A3 SHEET

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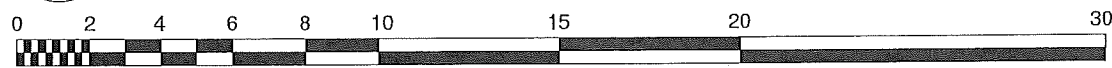
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S1 STAGE 1 FLOOR PLAN

1 : 100



NORTH



SCALE 1:200



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STAGE 1 FLOOR PLAN

Project number	8790-18	Sheet Number	Current Rev
Date	JAN 2018	A002	0
Drawn by	LA		
Checked by	RV	Scale	1 : 100 ON A3 SHEET

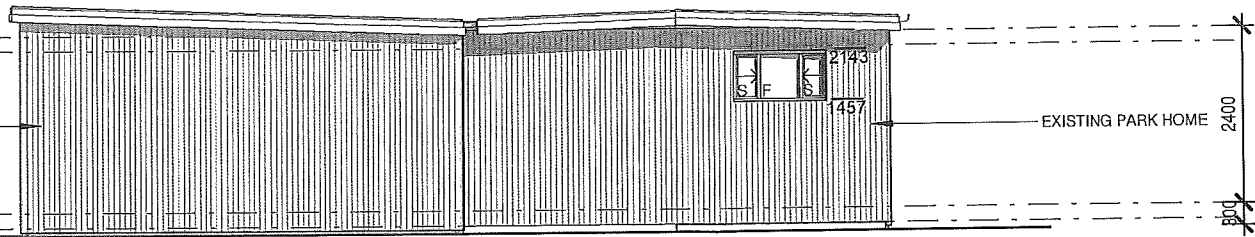
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LYSAGHT TRIMDEK ROOF
SHEETING @ 2° PITCH
COLORBOND FINISH

STAGE 1 CL. (RL 2600)
STAGE 2 CL. (RL 2400)

LYSAGHT TRIMWALL
CLADDING COLORBOND
FINISH

STAGE 1 FFL (RL 200)
STAGE 2 FFL (RL 0)



N1 S1 - NORTH ELEVATION
1 : 100

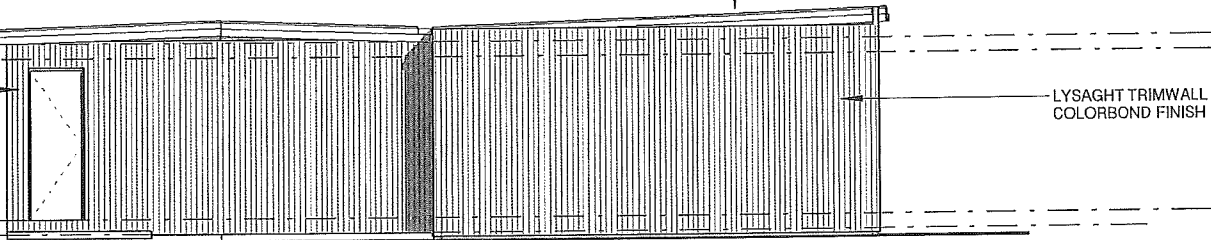
STAGE 1 CL. (RL 2600)
STAGE 2 CL. (RL 2400)

EXISTING PARK HOME

STAGE 1 FFL (RL 200)
STAGE 2 FFL (RL 0)

LYSAGHT TRIMDEK ROOF
SHEETING @ 2° PITCH
COLORBOND FINISH

LYSAGHT TRIMWALL CLADDING
COLORBOND FINISH



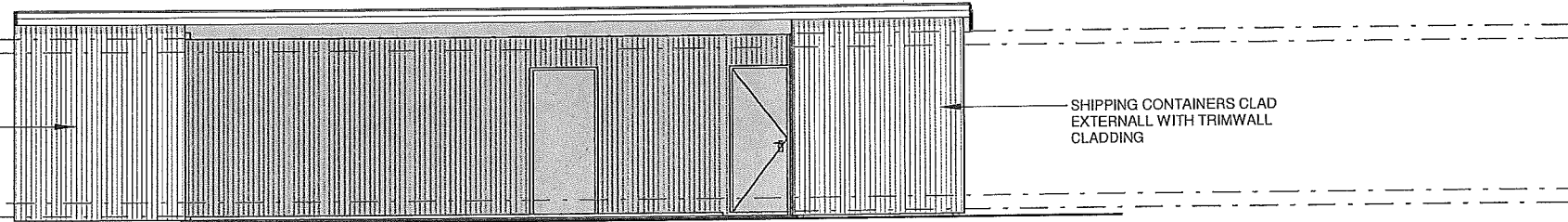
S1 S1 - SOUTH ELEVATION
1 : 100

STAGE 1 CL. (RL 2600)
STAGE 2 CL. (RL 2400)

SHIPPING CONTAINERS CLAD
EXTERNAL WITH TRIMWALL
CLADDING

STAGE 1 FFL (RL 200)
STAGE 2 FFL (RL 0)

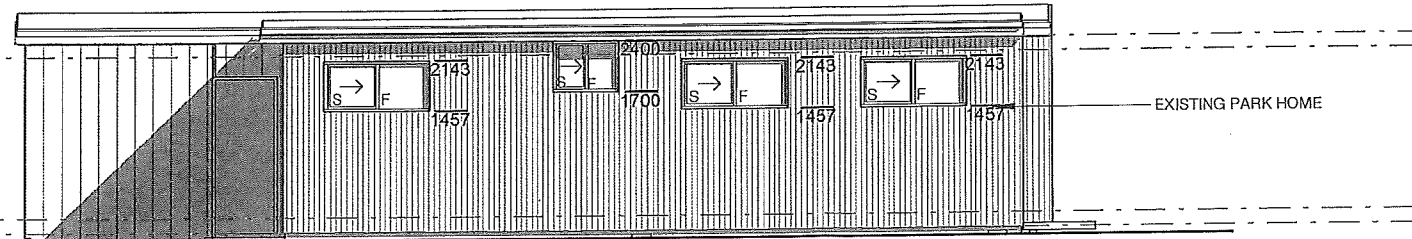
SHIPPING CONTAINERS CLAD
EXTERNAL WITH TRIMWALL
CLADDING



E1 S1 - EAST ELEVATION
1 : 100

STAGE 1 CL. (RL 2600)
STAGE 2 CL. (RL 2400)

STAGE 1 FFL (RL 200)
STAGE 2 FFL (RL 0)



W1 S1 - WEST ELEVATION
1 : 100

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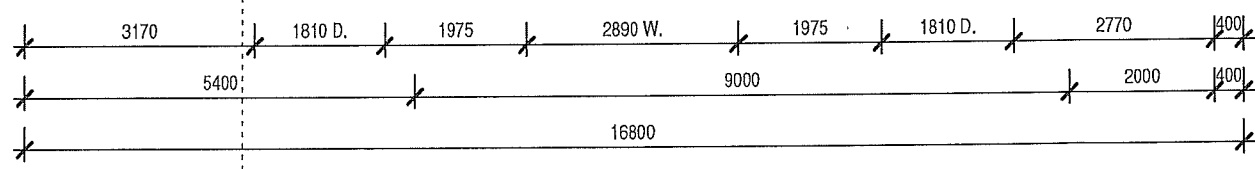
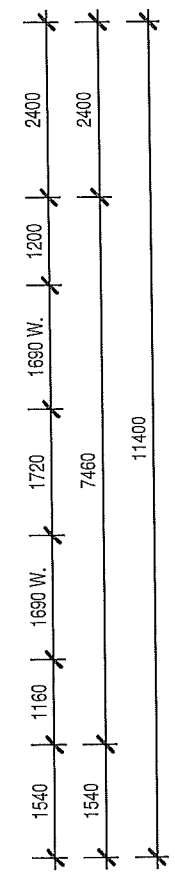
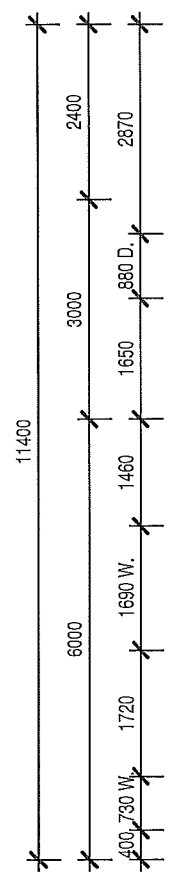
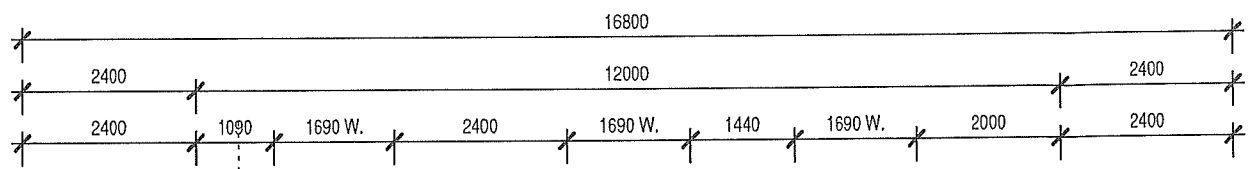
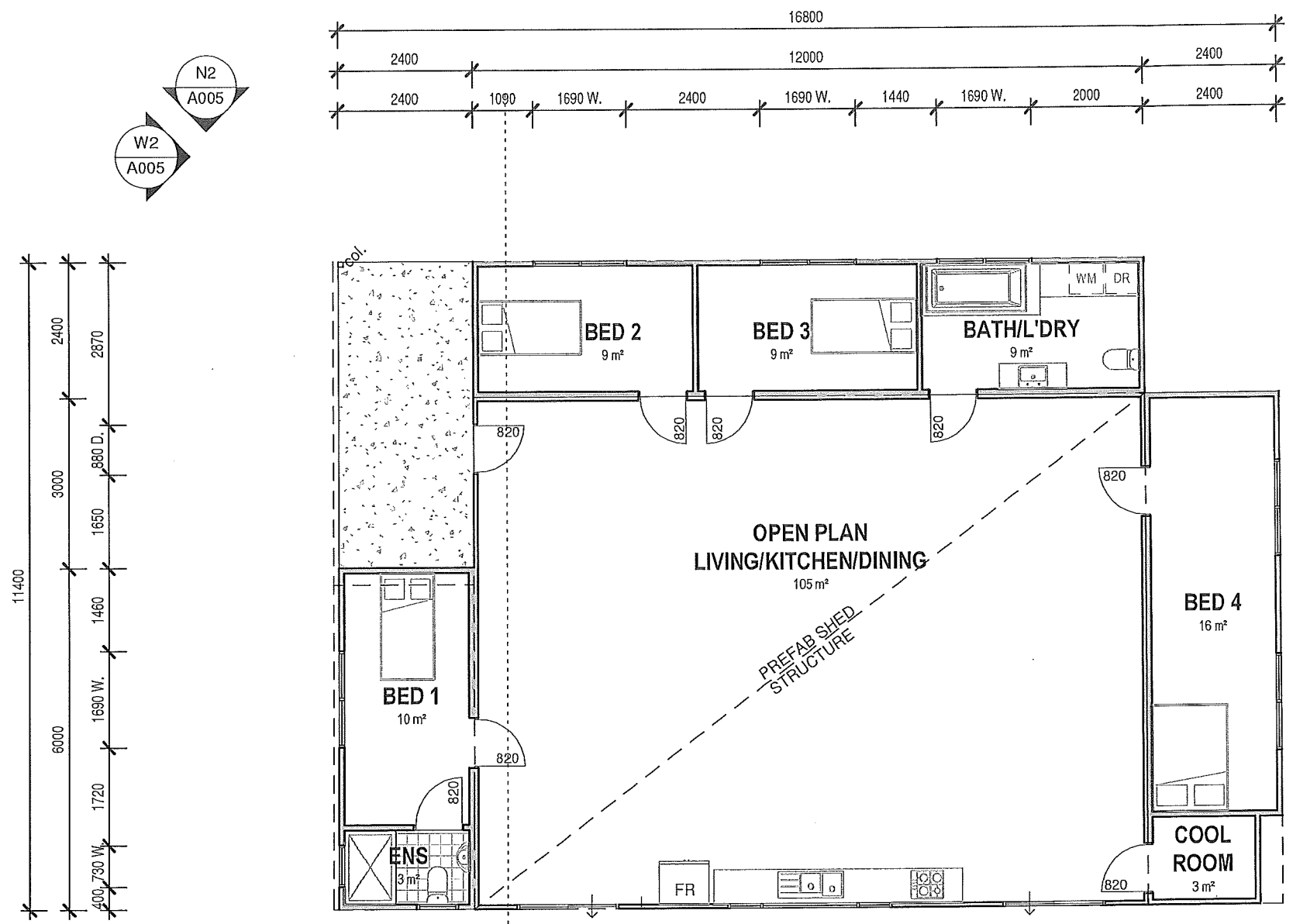
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FOR MR SLADE VISSER

STAGE 1 ELEVATIONS

Project number	8790-18	Sheet Number	Current Rev
Date	JAN 2018	A003	0
Drawn by	LA		
Checked by	RV	Scale	1 : 100 ON A3 SHEET

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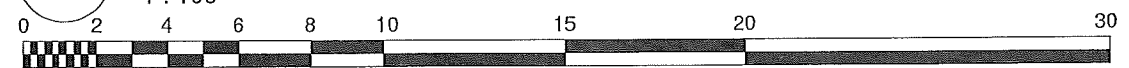


S2 STAGE 2 FLOOR PLAN

1 : 100



NORTH



SCALE 1:200

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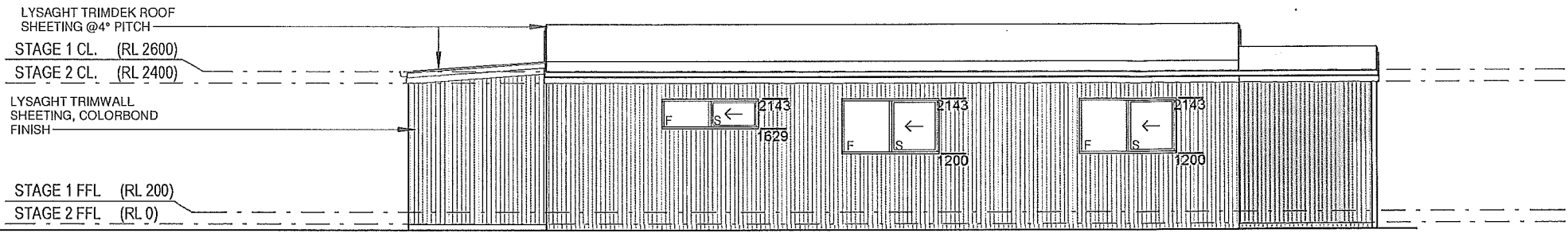
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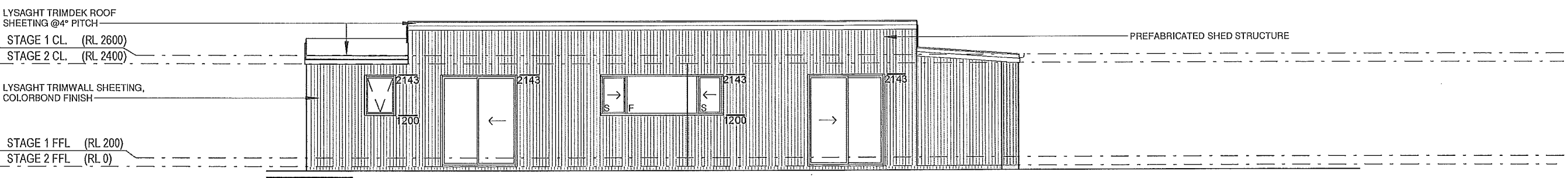
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STAGE 2 FLOOR PLAN			
Project number	8790-18	Sheet Number	Current Rev
Date	JAN 2018	A004	0
Drawn by	LA		
Checked by	RV	Scale	1 : 100 ON A3 SHEET

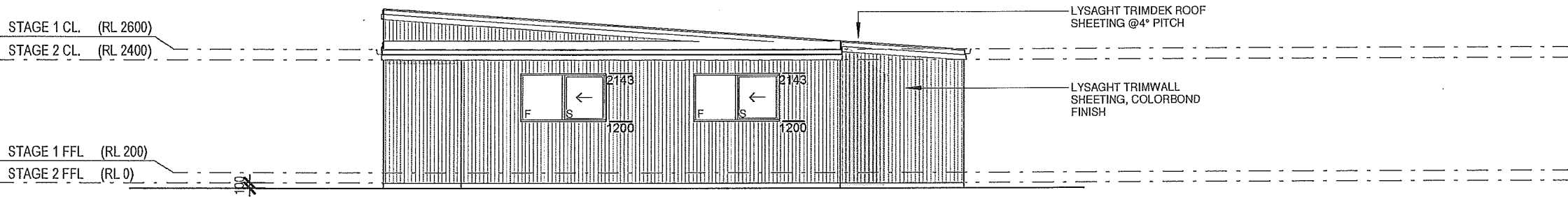
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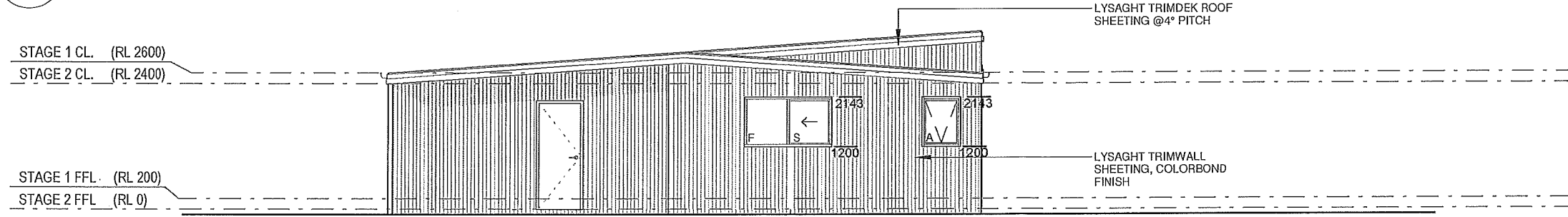
N2 S2 - NORTH ELEVATION
1 : 100



S2 S2 - SOUTH ELEVATION
1 : 100



E2 S2 - EAST ELEVATION
1 : 100



W2 S2 - WEST ELEVATION
1 : 100

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