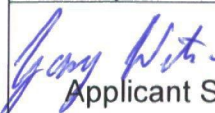
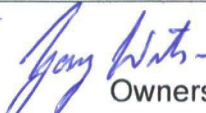


Appendix 1

NOTE:

Please complete form in block letters ONLY

P4673.

Applicant Name:	GEO WILSON		
Applicant Address:	191 Rowe Rd Serpentine	P/Code 6125	
Applicant Contact Details:	Telephone No:	Mobile No: 0419 049 825	
	Email Address: GWILSON@SJSER.PE.WA.GOV.AU		
Owners Name as shown of Certificate of Title:	GARY WILLIAM WILSON DEBORAH SUE WILSON		
Owners Contact Details:	Telephone No:	Mobile No:	
	Email Address: Same as Applicant.		
Description of Land subject of this application:	Lot Number 835	Street Number: 191	
	Street Name Rowe Rd.		
Type of development proposed:	RESIDENCE	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>SHIRE OF</p> <p>- 5 AUG 2015</p> <p>SERPENTINE JARRAHDALE</p> </div>	
Existing Development and Use:	RURAL SHED		
Value of the proposed development:	\$ 20,000		
			
Applicant Signature		Owners Signature	
Date 15/7/2015		Date 15/7/2015	
Fee:	Receipt No:	Date:	
\$ 441.00	117770	5 8 15	

Planning Application Checklist: Single Dwelling, Patio's and Shed's for land zoned Residential or Urban Development

Note:

Please note the list below is the minimal information required to accompany **ALL** applications, should further information be required you will be contacted by the assessing officer. If the information is not provided at the time of submission the application may not be accepted and may be returned.

One (1) copy of each of the following documentation is to be submitted with the application for a Single – Dwelling, Patio and Shed		N/A	Applicant	Assessing Officer
1.	Planning Application Form (completed in full) (See Appendix 1)		✓	✓
2.	Copy of Certificate of Title (can be ordered from Landgate www.landgate.wa.gov.au)		✓	✓
3.	Owners Consent (name and signature to reflect the name on the Certificate of Title)		✓	✓
4.	Table showing any variations to the Residential Design Codes. (See Appendix 2)	✓	<i>na</i>	<i>B</i>
5.	Detailed justification for each variation listed (4. Above)	✓		<i>B</i>
6.	Schedule of Materials (See Appendix 3)		✓	✓
7.	Locality (can be sourced from Google Earth)		✓	✓
8.	Overshadowing Plan (as per cl 2.1 of the R-Codes)	✓		<i>B</i>
Two (2) copies (to scale) of the following documentation is to be submitted with the application.				
9.	Site Plan, Floor Plans and Elevations drawn to scale no less than 1:500 indicating the information listed in Appendix 4		✓	

Note:

Should you require any assistance with the submission requirements please contact the Shire's Planning Services unit.

Appendix 2

Note:

The list below is only represents the minimum information required to be submitted with the application, at the time of assessment additional information may be required. The R-Codes and the explanatory notes are available on the DoP website: www.planning.wa.gov.au

		n/a	Yes	No
5.1.1 Site Area	Does the proposed development comply with the required site area.	✓		
5.1.2 Street Setback	Does the proposed development comply with the required street setback as per Table 1.	✓		
5.1.3 Lot Boundary Setback	Does the proposed development comply with the required boundary setbacks as per Table 2a and 2b	✓		
5.1.4 Open Space	Does the proposed development provide the required Open Space as per Table 1	✓		
5.1.6 Building Height	Does the height of the proposed development comply Table 3.	✓		
5.2.1 Setback of garages & carport	Is the garage setback a minimum of 4.5m from the primary street	✓		
5.2.3 Street Surveillance	Does the proposed development comply with the street surveillance requirements.		✓	
5.2.4 Street walls & Fences	Are the front fences visually permeable above 1.2m	✓		
5.3.1 Outdoor living area	Does the proposed development comply with Table 1 outdoor living requirements		✓	
5.3.3 Parking	Can the development provide for a minimum of two (2) car parking spaces		✓	
5.3.8 Retaining walls	Does the development require fill of more than 300mm		✗	✓
5.4.1 Visual privacy	Does the development have any bedroom or study windows closer than 4.5m to the boundary			✓
	Does the development have any habitable rooms other than bedrooms and studies closer than 6m to the boundary			✓
	Is any unenclosed outdoor active habitable area located closer than 7.5m to the boundary.			✓
5.4.3 Outbuildings	See Local Planning Policy 17	✓		
5.4.5 Utilities & facilities	Does the development provide an enclosed lockable storage with a minimum dimension of 1.5m and a minimum area of 4m ²		✓	



5.5.1 Ancillary Dwellings	Does the proposed ancillary dwelling comply with the requirements (lot area, size) of clause 5.5.1 of the R-Codes			
------------------------------	-------------------------------------------------------------------------------------------------------------------	--	--	--

		n/a	Yes	No
5.5.2 Aged or Dependent persons dwelling	Does the proposed development comply with clause 5.5.2 of the R-Codes	✓		
5.5.3 Single Bedroom Dwelling	Does the proposed development comply with clause 5.5.3 of the R-Codes.	✓		



Appendix 3

Description of Land subject of this application:	Lot Number: 835 Street Number 191 Street Name ROWE ROAD SERPENTINE		
Building Type		Material	Colour
House	Walls		
	Roof		
	Gutters		
	Windows	N/A	
	Patio		
	Other		
Outbuilding (Shed, garage)	Walls	COLOUR BOND	WOODLAND GREY
	Roof	"	"
	Gutters	"	"
	Windows	"	"
	Other		
Driveway			
Paths / Paving			
Water tanks		COLOUR BOND	WOODLAND GREY
Other			

NOTE:

Please complete form in block letters **ONLY**.

Note:

1. Colour – please state the product name and shade (i.e Colourbond "Eucalyptus")
2. In 'Other' for sheds and houses detail any additional trims such as patio posts and fascia's

Sustainable. Connected. Thriving!



Appendix 4

Note:


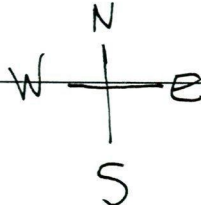

Site Plan		N/A	Applicant	Assessing Officer
1.	Lot dimensions (Lot Size)	✓	✓	✓
2.	Building Envelope	✓	✓	✓
3.	Street Names		✓	✓
4.	North Point		✓	✓
5.	Existing and proposed buildings (clearly marked)		✓	✓
6.	Existing natural ground and finished floor levels		✓	✓
7.	Setbacks (between buildings and boundaries)		✓	✓
8.	Fencing details (including existing fencing)	✓		✓
9.	Easements (if shown on Certificate of Title)	✓		✓
10.	Clothes drying areas		✓	✓
11.	Existing infrastructure / physical features (i.e verge trees, light poles and stormwater gully's)	✓		✓
12.	Existing vegetation to be removed	✓		✓
13.	Adjoining land use (i.e bushland, reserve, residential, commercial)		✓	✓
14.	Location of on-site effluent disposal system (including dimensions to structure)		✓	✓

The following plans **MUST** be submitted along with the application and **MUST** be drawn to scale. Plans not to scale and drawn freehand will not be accepted.

Floor Plan (Must be drawn to scale, no free-hand drawn plans will be accepted)		N/A	Applicant	Assessing Officer
1.	Floor plan for every storey of the proposed single dwelling		✓	✓
2.	Use of each room (proposed or existing)		✓	✓
3.	Location of all windows and doors		✓	✓
4.	Internal dimensions of each room		✓	✓

Elevations (north, south, east and west) (Must be drawn to scale, no free-hand drawn plans will be accepted)		N/A	Applicant	Assessing Officer
1.	Detailing window sizes and height from finished floor level		✓	✓
2.	Detailing door openings		✓	✓



 <p>Serpentine Jarrahdale Shire</p>	<p>Serpentine Jarrahdale Shire does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Serpentine Jarrahdale Shire shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.</p>		21/07/2015	
			1:5944	

NEWMAN / ROSS HEADCAMP

- 1437M4 -

*10° ROOF PITCH
- 2*

WESTERN



AUSTRALIA

REGISTER NUMBER 835/DP152972	
DUPLICATE EDITION: 1	DATE DUPLICATE ISSUED: 10/6/2005

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

VOLUME **1735** FOLIO **928**

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 835 ON DEPOSITED PLAN 152972

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

GARY WILLIAM WILSON
DEBORAH JANE WILSON
BOTH OF 835 ROWE ROAD, SERPENTINE
AS JOINT TENANTS

(T F772186) REGISTERED 4 JANUARY 1995

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

- I. *M937794 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 13.3.2015.

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: 1735-928 (835/DP152972).
PREVIOUS TITLE: 1425-270.
PROPERTY STREET ADDRESS: 191 ROWE RD, SERPENTINE.
LOCAL GOVERNMENT AREA: SHIRE OF SERPENTINE-JARRAHDAL.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF PEEL ESTATE LOT 835 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 835 ON DEPOSITED PLAN 152972 ON 02-AUG-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.

END OF PAGE 1 - CONTINUED OVER

WESTERN



AUSTRALIA

REGISTER NUMBER 835/DP152972	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 10/6/2005

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

VOLUME
1735

FOLIO
928

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 835 ON DEPOSITED PLAN 152972

REGISTERED PROPRIETOR
(FIRST SCHEDULE)

GARY WILLIAM WILSON
 DEBORAH JANE WILSON
 BOTH OF 835 ROWE ROAD SERPENTINE
 AS JOINT TENANTS

(T F772186) REGISTERED 4 JANUARY 1995

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS
(SECOND SCHEDULE)

1 *M937794 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED
 13 3 2015

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

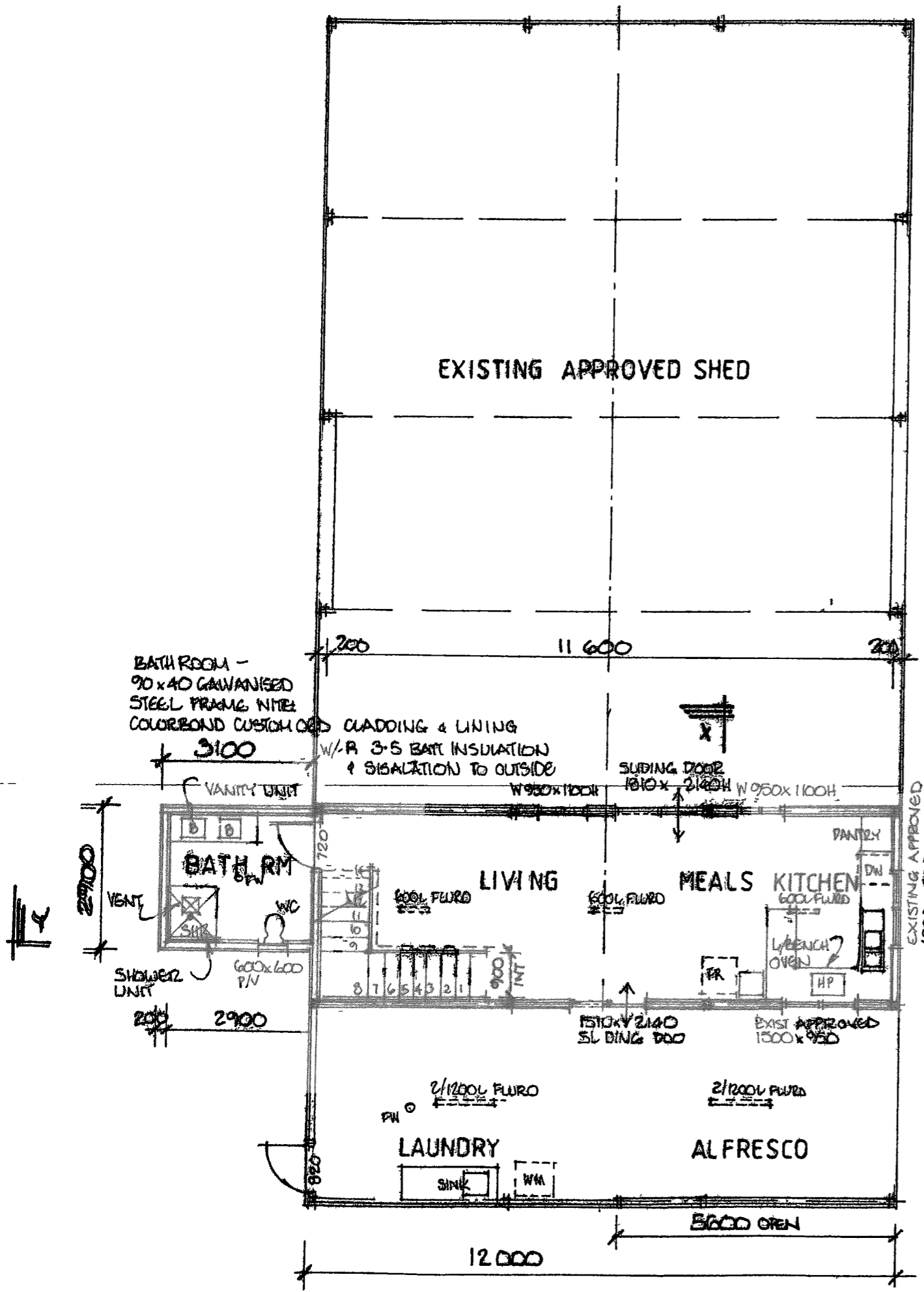
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SKETCH OF LAND 1735-928 (835/DP152972)
 PREVIOUS TITLE 1425-270
 PROPERTY STREET ADDRESS 191 ROWE RD SERPENTINE
 LOCAL GOVERNMENT AREA SHIRE OF SERPENTINE-JARRAHDALE

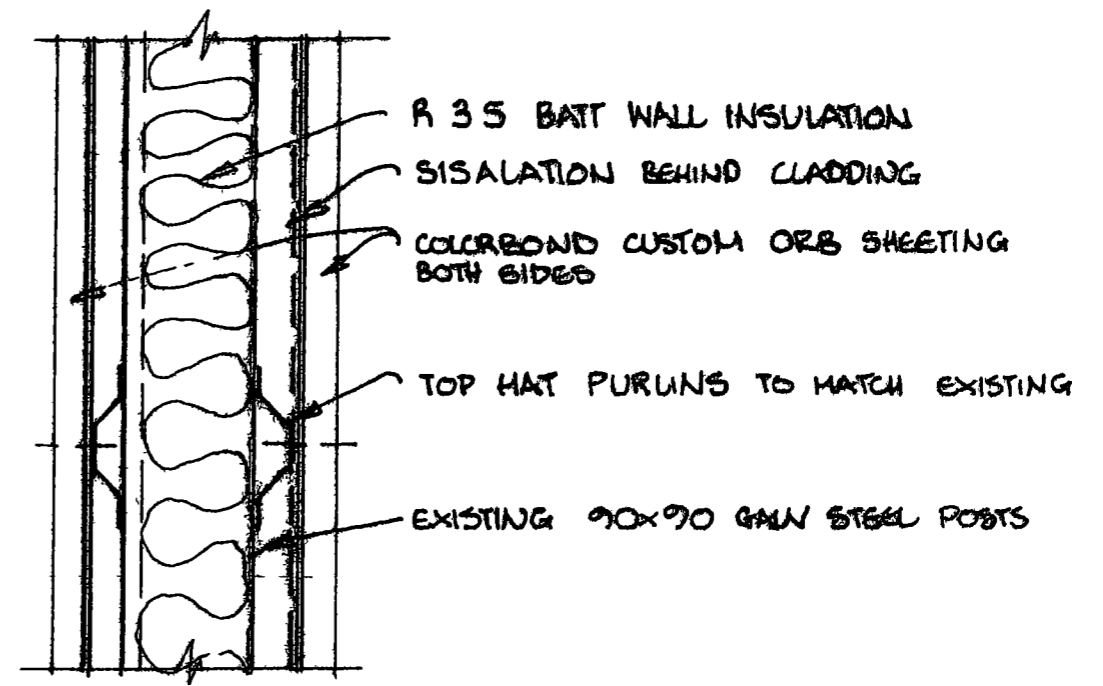
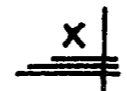
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NOTE 2 THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE

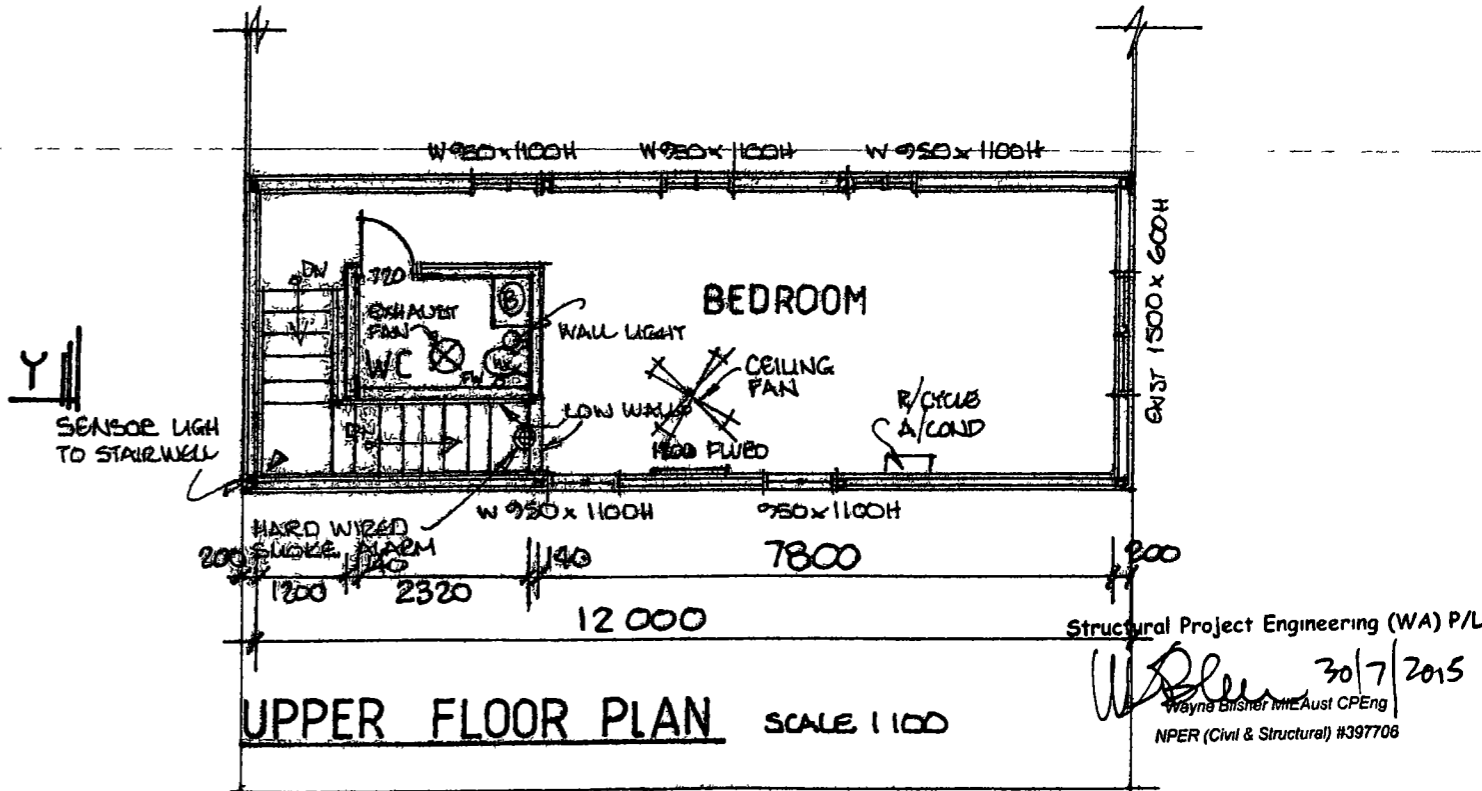
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GROUND FLOOR PLAN SCALE 1:100



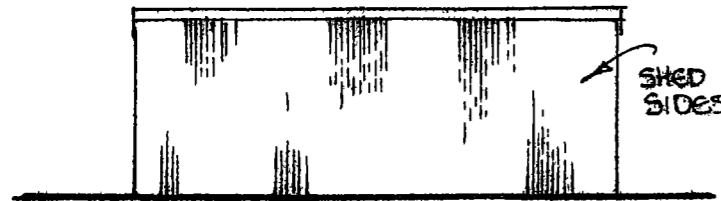
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UPPER FLOOR PLAN SCALE 1:100

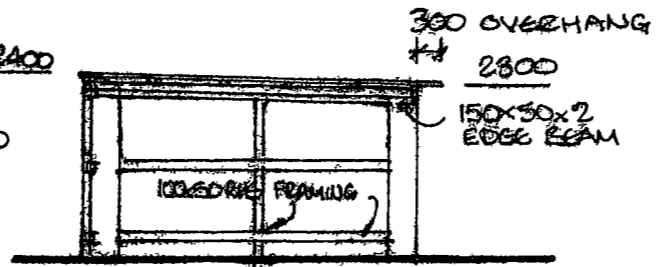
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 Wayne Bishop MBE Aust CP Eng
 NPER (Civil & Structural) #397708
 30/7/2015

Details of alterations and additions to existing approved shed including addition of small shearing shed for retrospective approval by council

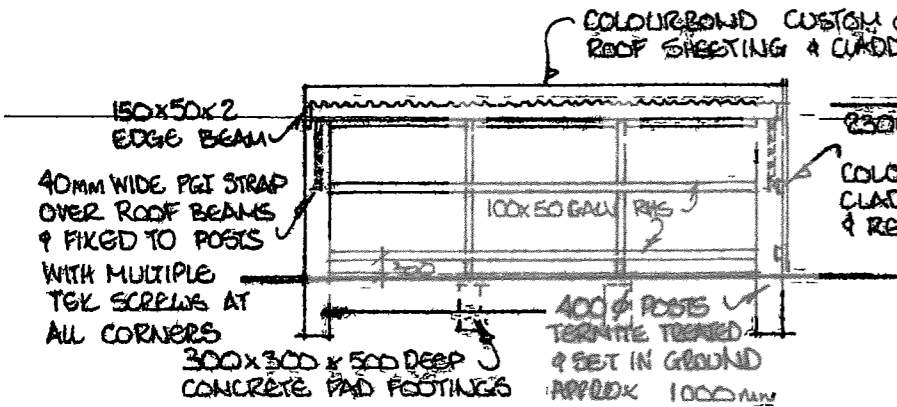


NORTH ELEVATION. 1:100

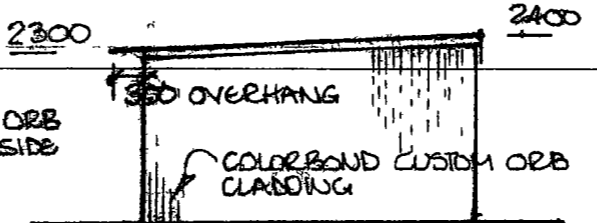
SHED ENCLOSED ON TWO SIDES



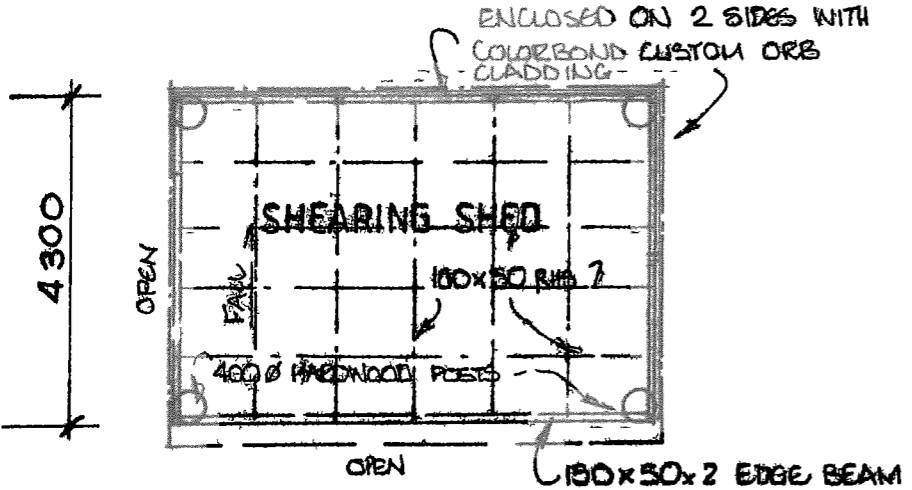
WEST ELEVATION. 1:100



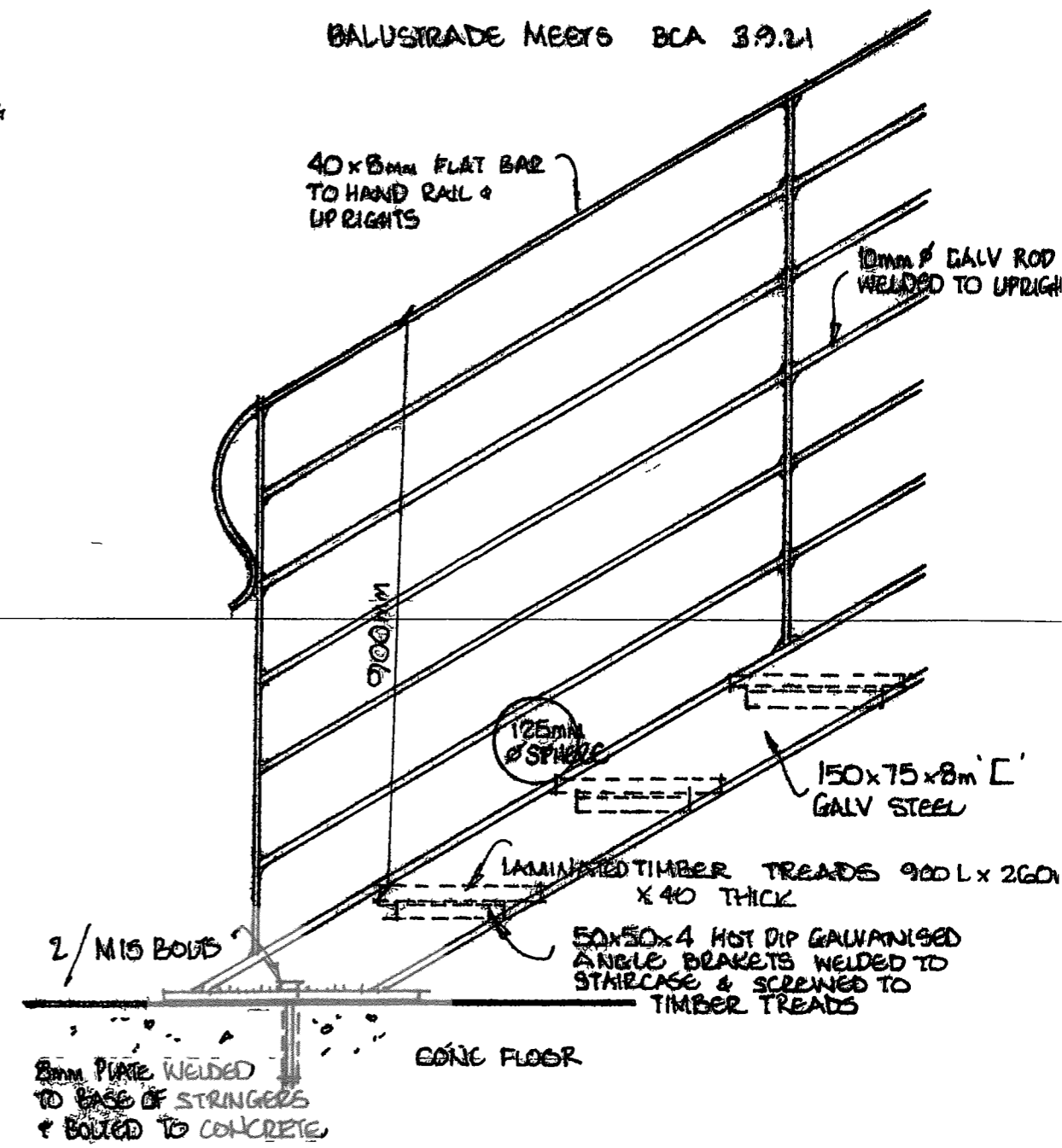
SOUTH ELEVATION 1:100



EAST ELEVATION. 1:100



PLAN OF SHEARING SHED 1:100

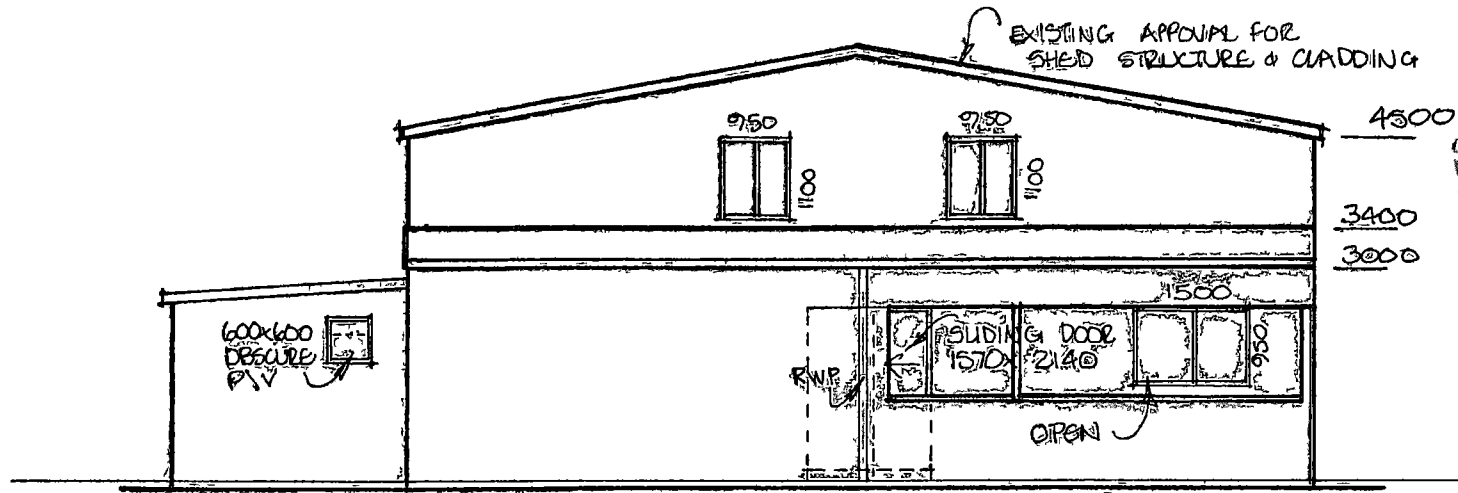


STAIRCASE DETAIL SCALE 1:10

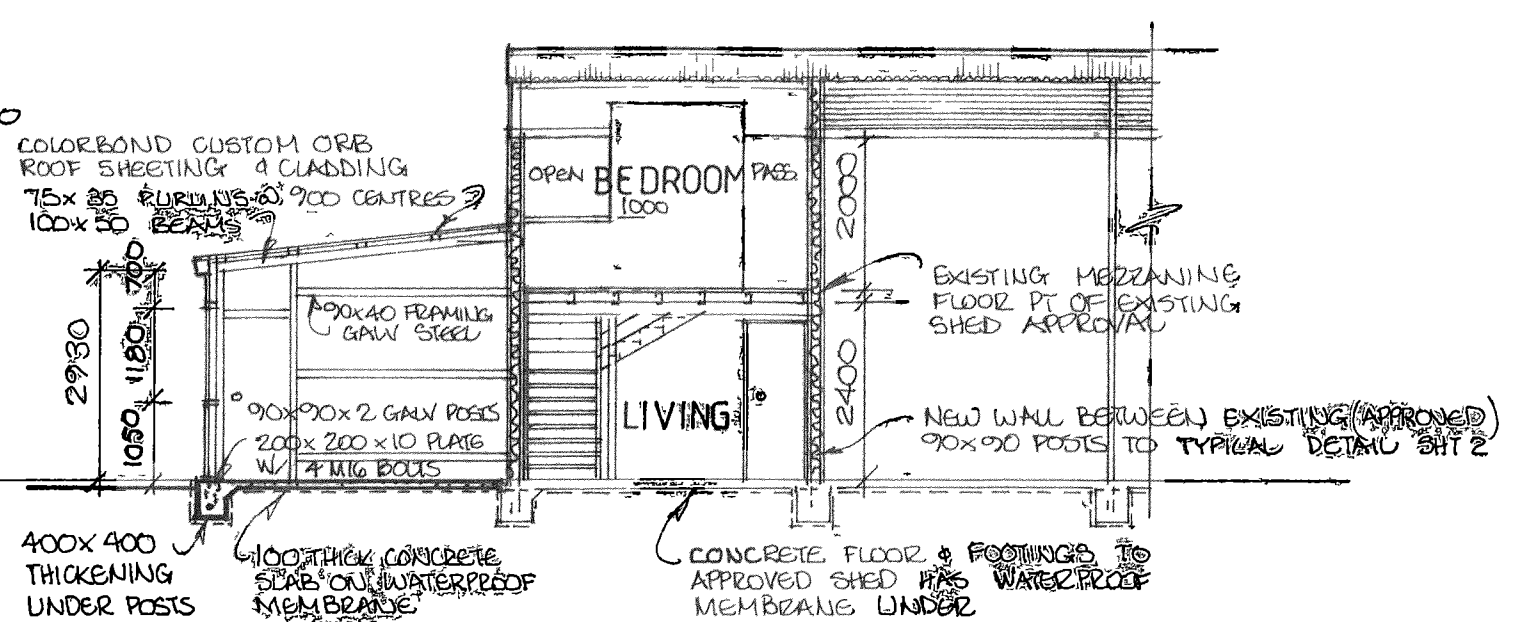
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Wayne Blisner 30/7/2015
Wayne Blisner MIEAust CPEng
NPER (Civil & Structural) #397706

Details of alterations and additions to existing approved shed including addition of small shearing shed for retrospective approval by council

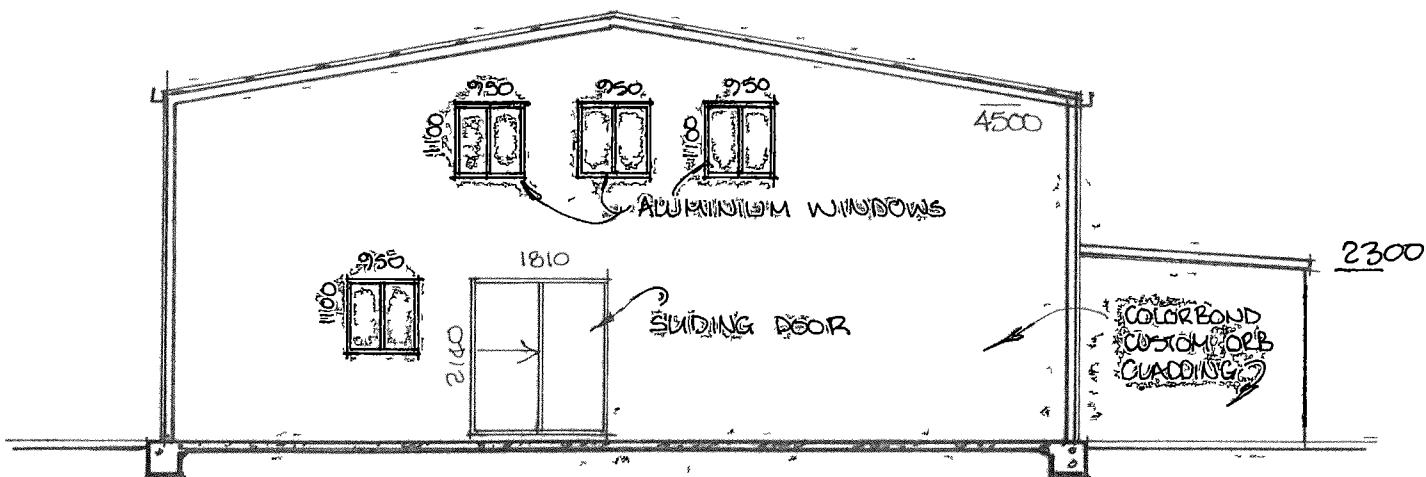
DATE JULY 2015 SCALE AS SHOWN SHEET 4



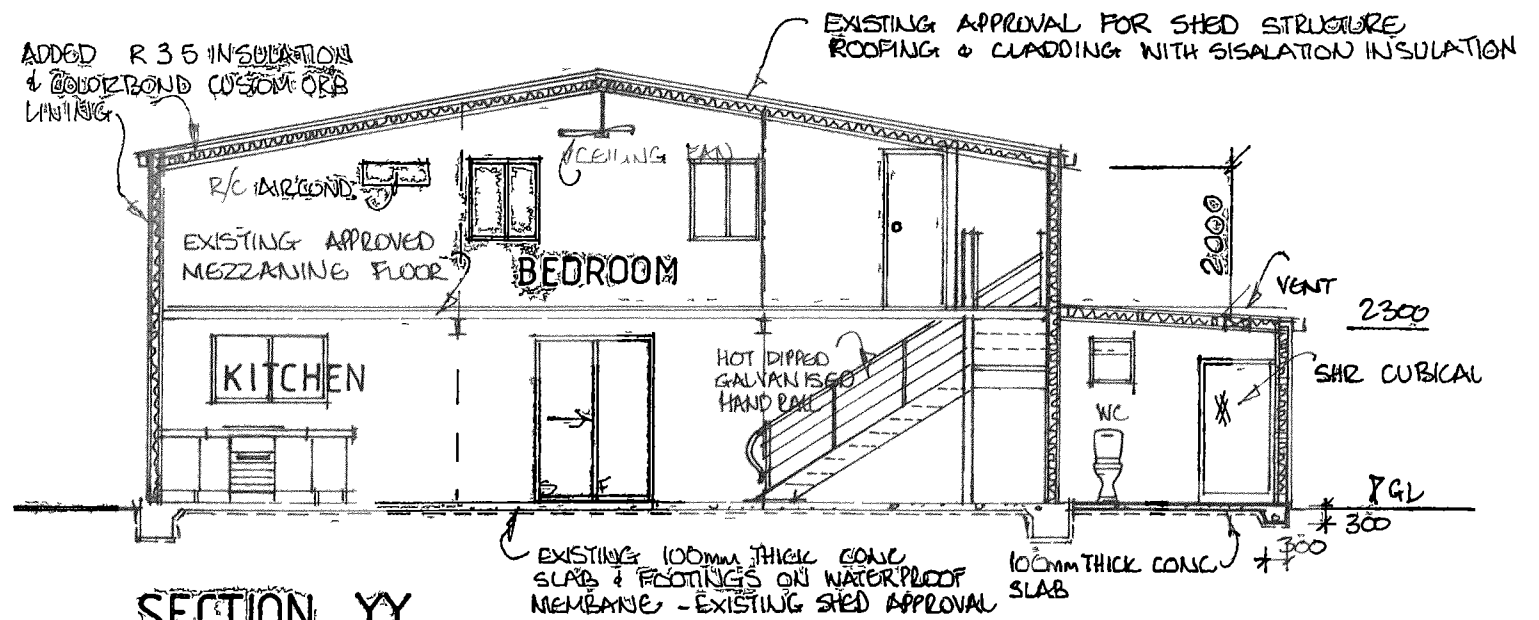
SOUTH ELEVATION SCALE 1:100



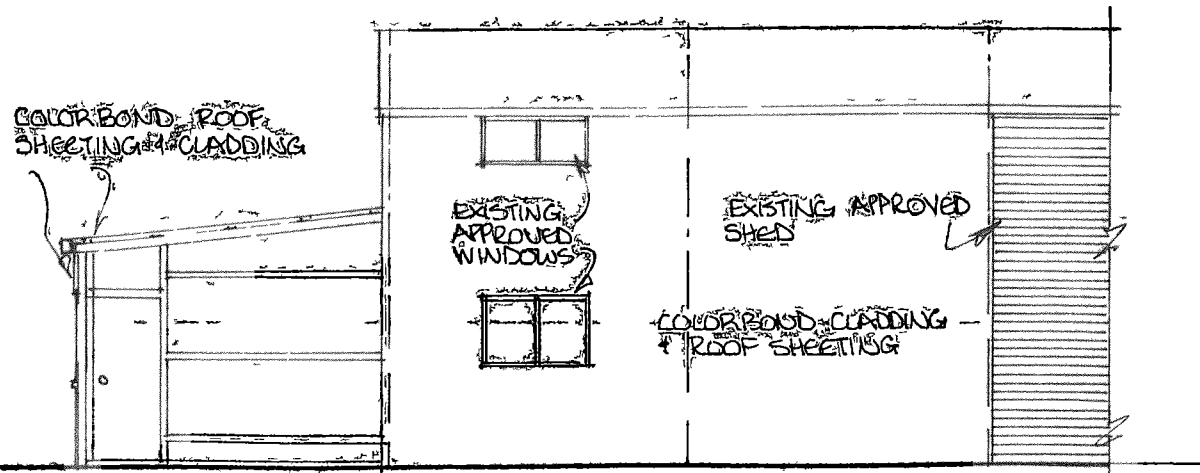
SECTION XX SCALE 1:100



NORTH ELEVATION FROM INSIDE SHED SCALE 1:100



SECTION YY SCALE 1:100

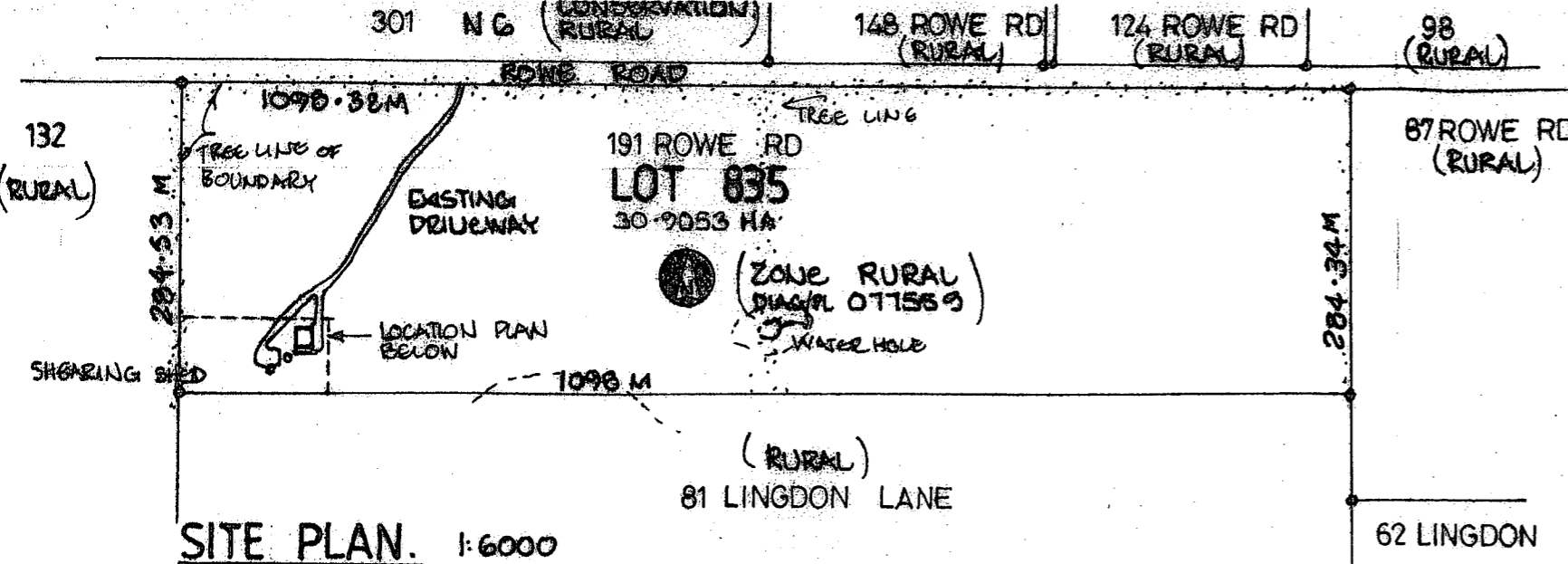


EAST ELEVATION SCALE 1:100

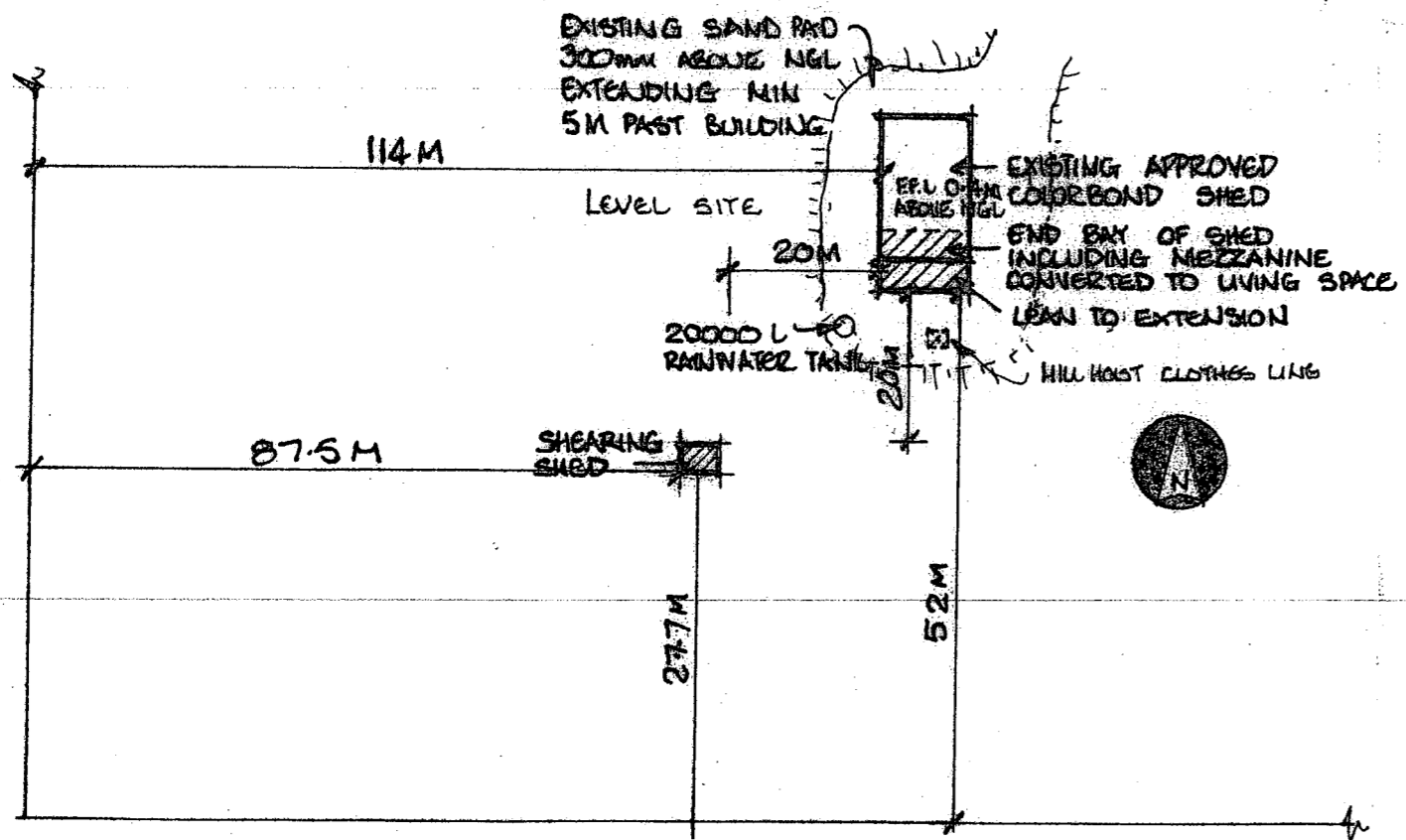
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 Wayne Blisner MIEAust CPEng
 NPER (Civil & Structural) #397706
 20/7/2015

Details of alterations and additions to existing approved shed including addition of small shearing shed for retrospective approval by council

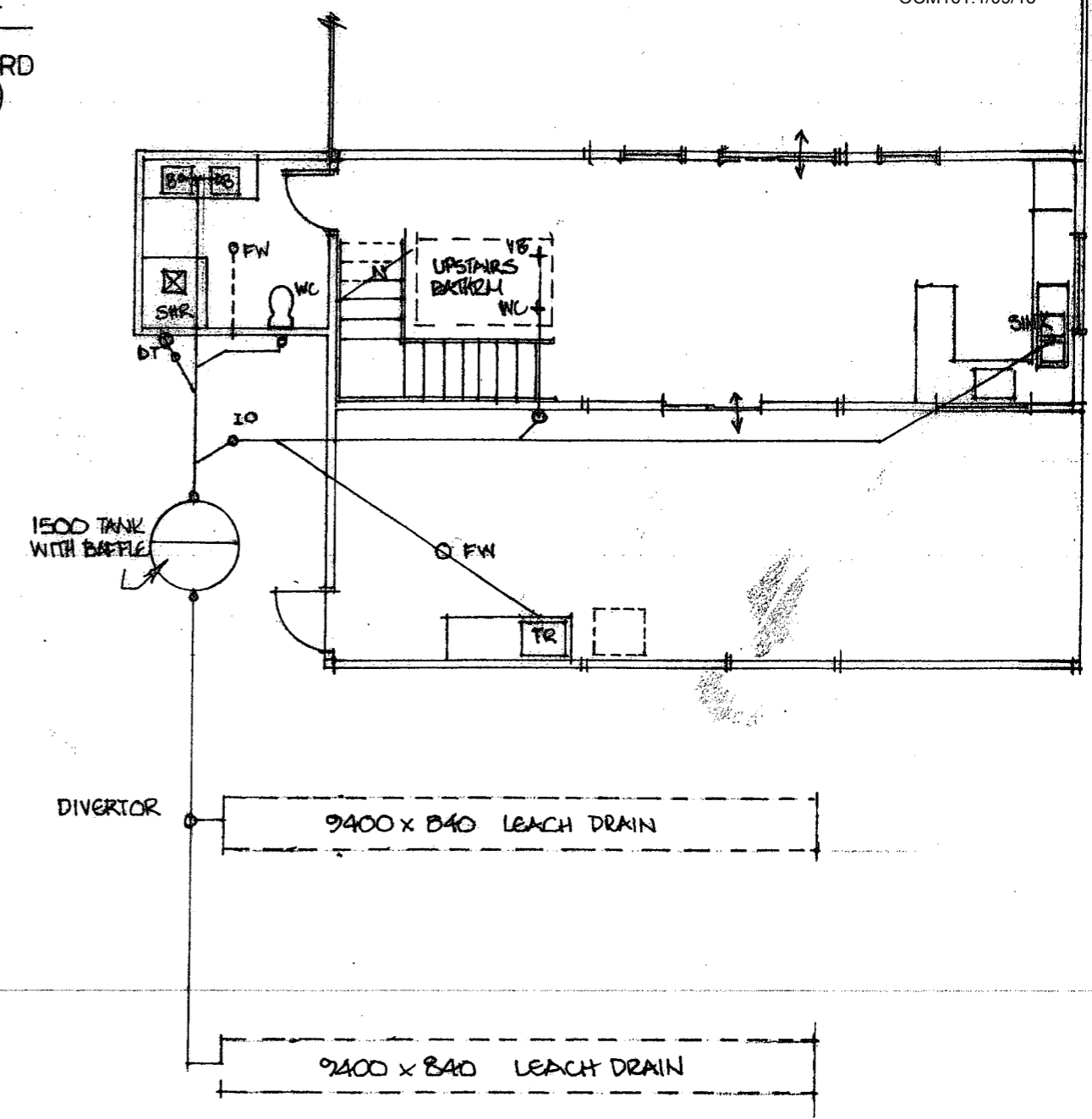
DATE JULY 2015 SCALE AS SHOWN SHEET 3



SITE PLAN. 1:6000



LOCATION PLAN. SCALE 1:1000



PLUMBING LAYOUT. SCALE 1:100

Structural Project Engineering (WA) P/L
W. Blum 30/7/2015
 Wayne Blum MIEAust CPEng
 NPER (Civil & Structural) #397706

Details of alterations and additions to existing approved shed including addition of small shearing shed for retrospective approval by council