

**SHIRE OF KATANNING
LOCAL PLANNING SCHEME NO.5**



NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Planning and Development Act 2005
Shire of Katanning

The local government has received an application to use and/or develop land for the following purpose and public comments are invited.

Property Address: Lot 3 (No.38) Andover Street, Katanning

Proposal: Construction and use of a proposed new 28m² steel framed, Zincalume clad outbuilding (i.e. shed) on the abovementioned property for domestic storage purposes which will result in a total cumulative outbuilding floor area on the land of 124m² which is slightly greater than the maximum cumulative floor area of 120m² permitted by the Shire's Local Planning Policy No.1 entitled 'Outbuildings'.

Details of the proposal are attached.

Comments on the proposal are now invited and can be emailed to admin@katanning.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 130 KATANNING WA 6317 by no later than **Friday 10 May 2024**. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected; whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and provide any arguments supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

Peter Klein
Chief Executive Officer
Shire of Katanning

19 April 2024

19 March 2024

Planning Department
Shire of Katanning
52 Austral Terrace
KATANNING WA 6317

To Whom It May Concern

38 Andover Street, Katanning

Please find attached:

- Form 1 – Application for Development Approval
- Site Plan
- Record of Certificate of Title

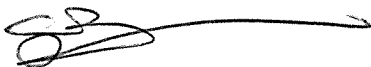
The proposed shed is for the storage of a vehicle for compliance with insurance requirements. The shed materials are steel frames with roof and walls covered with zincalume. Stormwater will be directed to nearby flower beds.

The property currently has 'out buildings' as per below and as indicated on site plan with the intention for all structures to remain.

- 1) Wooden Shed – vehicle storage
- 2) Pergola with shadecloth – shade for vehicle
- 3) Pergola with shadecloth – shade for vehicle
- 4) Shed – workshop
- 5) Lean To – free standing next to workshop – provides out door work area
- 6) Shed x 3 – storage spaces for artist supplies

Should you require any further information or clarification of information provided please do not hesitate to contact us.

Kind regards



Caroline and Brenton Bouffler

Caroline – 0488 297 100
Brenton – 0499 431 578

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

1816 414

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

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.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3 ON DIAGRAM 19498

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BRENTON ALFRED BOUFFLER
CAROLINE JANE BOUFFLER
BOTH OF 38 ANDOVER STREET, KATANNING
AS JOINT TENANTS

(T J598414) REGISTERED 24/1/2006

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

1. J870859 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 11/8/2006.

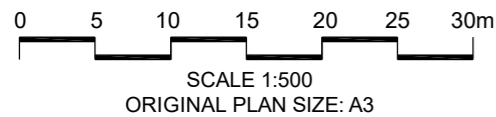
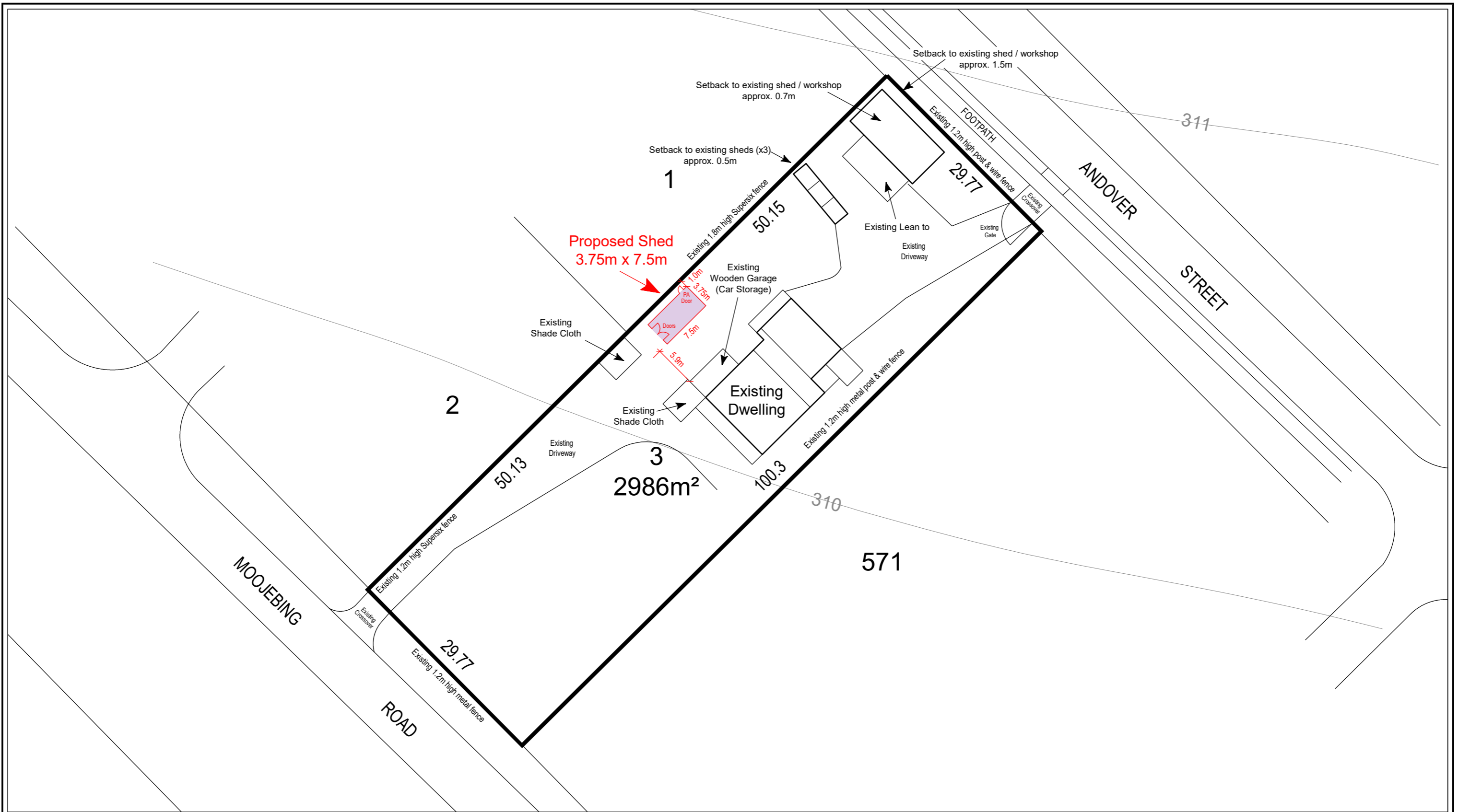
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----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: 1816-414 (3/D19498)
PREVIOUS TITLE: 1178-692
PROPERTY STREET ADDRESS: 38 ANDOVER ST, KATANNING.
LOCAL GOVERNMENT AUTHORITY: SHIRE OF KATANNING



PREPARED FOR:
Caroline Bouffler
38 Andover Street
Katanning WA 6317
M: 0488 297 100
E: caro.b@westnet.com.au

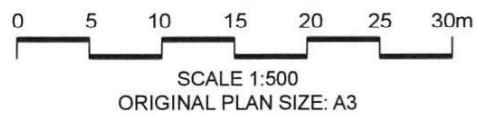
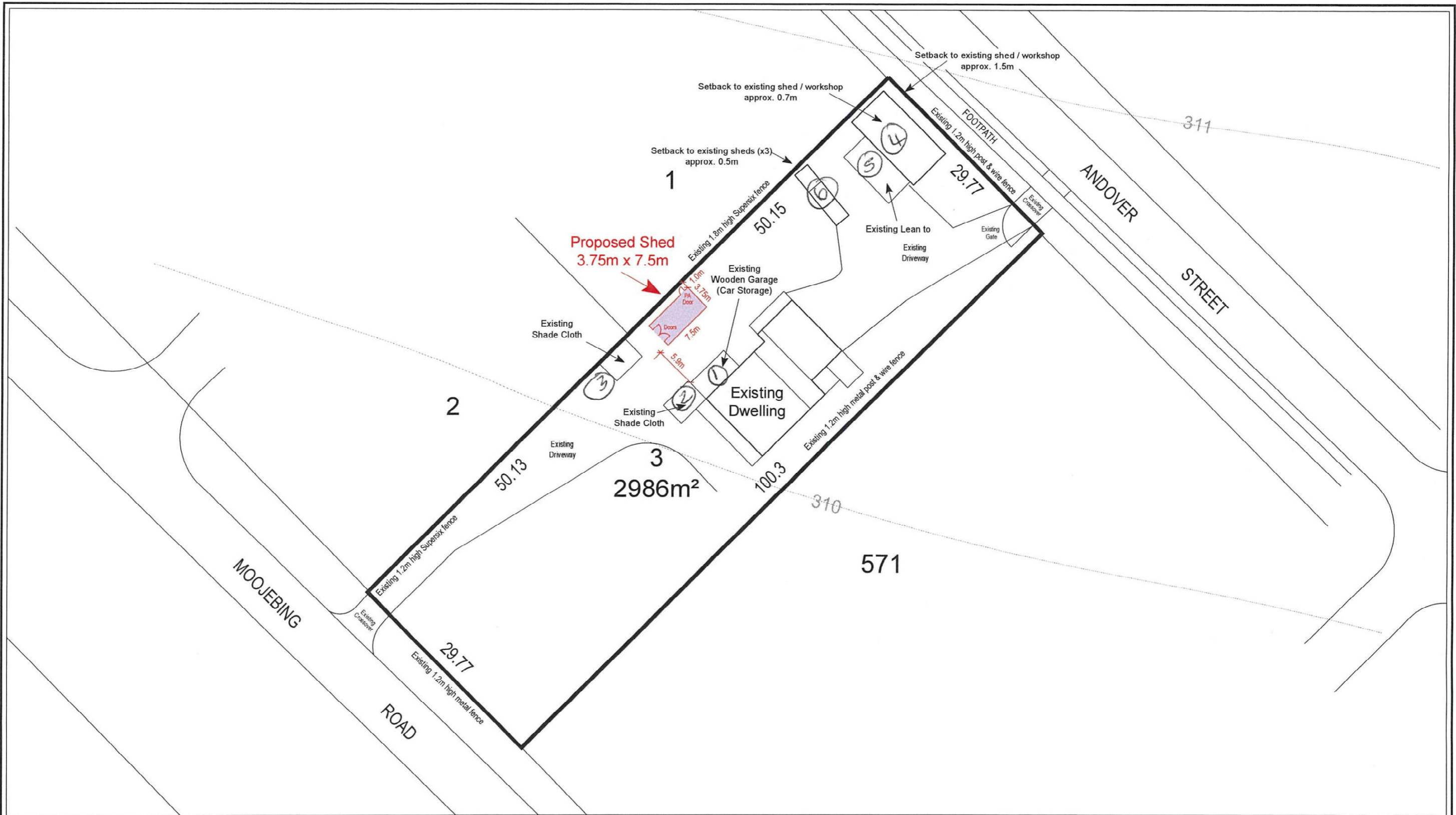
DATE: 19.03.2024

NOTE:

1. Storm water from the proposed storage shed will be piped to nearby garden beds.
2. Proposed shed will be constructed using steel frames and the roof & walls covered with Zinalume.
3. Proposed shed will be constructed on a concrete slab as per detailed engineering drawings.
4. Approx. finished floor level will be 310m A.H.D.
5. Floor area of existing dwelling is approx. 200m².
6. Floor area of existing shed / workshop is approx. 76m².
7. Floor area of 3 existing sheds adjacent to the shed /workshop is approx. 20m²
8. Floor area of existing garage is approx. 20m²
9. Floor area of proposed shed is 28m²
10. Total floor area of all existing outbuildings (i.e. sheds) is approx. 116m².

PROPOSED SHED
(CAR STORAGE)
SITE PLAN

LOT 3 (No.38) ANDOVER STREET
KATANNING
Shire of Katanning



NORTH

PREPARED FOR:
 Caroline Bouffler
 38 Andover Street
 Katanning WA 6317
 M: 0488 297 100
 E: caro.b@westnet.com.au

DATE: 19.03.2024

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PROPOSED SHED
 (CAR STORAGE)
 SITE PLAN

LOT 3 (No.38) ANDOVER STREET
 KATANNING
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**OPTIONAL EXTRAS
INSTRUCTIONS:**



links.easymshed.co/optional-extras-instructions

