

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 125 on Diagram 94359 Katanning-Dumbleyung Road, Pinwernying

Proposal: Construction and use of a proposed new 168m² steel framed, Colorbond clad shed on the abovementioned property for general storage purposes to support the continued use of the land for extensive agricultural purposes.

Details of the proposal are available for inspection at the Shire Administration Centre, 52 Austral Terrace, Katanning and the 'News' section of Shire's website (<https://www.katanning.wa.gov.au/news/>) up to and including **Monday 16 January 2023**.

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. 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.

Julian Murphy
Chief Executive Officer
Shire of Katanning

21 December 2022

Shire of Katanning

PO Box 130

KATANNING WA 6317

7 December 2022

To whom it may concern

RE: Development Approval - Lot 125 Katanning-Dumbleyung Rd, Katanning

Please find enclosed the relevant Development Approval documentation for a shed at the above property. The shed will be a steel construction with Colorbond (Shale Grey) roof and wall sheeting, and contain a toilet / hand basin. The purpose of the shed is to store machinery and farming equipment used for the property as part of the existing extensive agricultural use (cropping and grazing). The shed will not be used for habitable purposes. Stormwater from the shed will be collection a tank as shown on enclosed site plan.

We look for to progression of this application. Please contact us should any further information be required.

Regards

Handwritten signatures of Patrick and Emily Kennedy. The signature on the left is a stylized 'P' and 'K' for Patrick Kennedy, and the signature on the right is 'E Kennedy' for Emily Kennedy.

PEK Projects

(Patrick & Emily Kennedy)

Application for Development Approval

Plans for the proposed development and an Application Fee are required to accompany this Form.
Refer to information sheet and current Fee Schedule.

Owner details

Name: PEK PROJECTS PTY LTD

ABN (if applicable):

Contact person for correspondence: PATRICK KENNEDY + EMILY KENNEDY

Address (for correspondence): 78 KATANNING - DUMBLEYUNG RD
KATANNING WA Postcode: 6317

Phone:

Work:

Home:

Mobile: 0422 657 200

Email:

koondrook@gmail.com

Fax:

Signature:



Date: 16-11-22

Signature:



Date: 16-11-22

The signature of the owner(s) is required on all applications. This application will not proceed without that signature.
For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2).

Applicant details (if different from owner)

Name:

Address:

Postcode:

Phone:

Work:

Home:

Mobile:

Email:

.....

Fax:

Contact person for correspondence:

The information and plans provided with this application may be made available by the local government for public viewing in connection with the application. ☒ Yes ☐ No

Signature:




Date: 16-11-22

Property details		
House/Street/Rural Road No: No street number assigned	Lot No.: 125	Location No: n/a
Diagram or Plan No: 94359	Certificate of Title	
	Vol. No: 2134	Folio: 509
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: KATANNING - DUMBLEYUNG RD	Suburb/Locality: PIN WERNYING	
Nearest street intersection: FENWICK RD		

Proposed development
Nature of development: <input checked="" type="checkbox"/> Works <input type="checkbox"/> Use <input type="checkbox"/> Works and use
Description of proposed works and/or land use: Construction of 21x8m shed with toilet/hand basin and septic tank. Shed finish: Colorbond (Shale Grey) Stormwater tank to collect stormwater from shed.
Is an exemption from development claimed for part of the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use
Description of exemption claimed (if relevant):
Nature of any existing buildings and/or land use: Extensive Agriculture (cropping + grazing)
Approximate cost of proposed development: Shed \$29,000 Septic \$5,000
Estimated time of completion: 12 months from commencement

OFFICE USE ONLY	
Acceptance Officer's initials:	Date received:
Application Fee: Amount \$:	Receipt No.
Shire of Katanning Assessment No:	Planning Reference No:

GENERAL NOTES

These documents show the general arrangement of the building and include some items not supplied (refer to the quotation for nomination of all items to be provided). All items not nominated therein shall be supplied and installed by others.

DESIGN CRITERIA

These building plans have been prepared to comply with the standards nominated in the engineer's letter and itemised details in the attached Design Information Sheet.

The plans provided here are the latest at the time of print. Earlier plans provided may have become outdated due to engineering changes and should not be used. The plans and drawings are extensive and give all the information needed for a competent person to erect the building. The building is not designed to stand up by itself when it is partially complete. Consequently, construction bracing is critical during erection.

The owner has been requested to check off the BOM after the building delivery. You should check that you are able to locate all materials nominated in the BOM. You should also confirm that the length and size (including thickness), nominated in the BOM is what has been provided. Any missing items are the responsibility of the client once correct delivery has been confirmed as per the Terms and Conditions of Sale.

ADDITIONAL DOCUMENTATION TO BE SUPPLIED BY PURCHASER/OWNER

- The Purchaser/Owner is responsible for:
 - *Provision of Soils Report for the site and in the building area on which the building is to be erected
 - *Site Drainage Plans
 - *Any other plans not covered by these engineering plans requested by the local Council or the authority

BUILDING CONSTRUCTION REQUIREMENTS

The Purchaser/Owner is to be ensured that all building construction is carried out in accordance with the Plans; the Construction Manual and the Bill of Materials (BOM).

SLAB DETAILS

- * Column supports for dividing walls are not shown and should be of the same size and spacing as the end wall mullion piers.
- * Where columns or end wall mullions have been removed, piers are not required.
- * End wall mullion spacing may move due to location of openings or doors. Check layout plan, and relocate pier as required.
- * Column support piers for dividing walls are not shown and should be of the same size and spacing as the end wall mullion piers.

Concrete Slab

- * Design covers sites with a minimum of 100kPa safe bearing capacity and of soil classification as nominated below for a class 10 building. Other than this, owner to provide slab and pier design details.
- * Designs are in accordance with AS 3600:2009

- * All concrete to be in accordance with AS 3600:2009. Minimum 25 Mpa, with 80mm slump.
- * Slabs should be cured for 7 days before commencing construction of the building

Purchaser Name: Patrick Kennedy

Site Address: lot 123 Katanning - Dumbleyung rd KATANNING WA Australia 6317

Drawing # Job 141171 - 2

Print Date: 06 05 14

General Notes

Seller: Wide Span Sheds
Steels Pty Ltd
Phone: 07 5657 8888
Fax: 07 5657 8899
Email: admin@sheds.com.au

- * For class A, S or M slab thickness to be a minimum of 100mm with SL 82 mesh. For class M-D, H1, H1-D, H2, H2-D slab thickness to be a minimum of 125mm with SL 92 mesh and 40mm top cover.

- * Refer to connection details.

- * Saw construction joints to be 25mm deep x 5mm wide. Saw cuttings shall take place no later than 24 hours after pouring. Saw construction joints to be to be placed at a maximum spacing of 6.3m (in both the length and the span). Care should be taken to avoid construction cuts intersecting where any fixing to the slab is to be made.

- * Concrete piers under Roller Door Jambos to be a minimum size as below: C150 Mullions - 400mm deep by 350 diameter. Where heavy traffic is to go through the roller door, it is recommended that the slab edge should be thickened to 200mm deep by 300mm wide for the length between the mullions. Place an additional section of SL 82 mesh, 50mm from the base in all thickenings.

- * The minimum size of Piers under the columns and End Wall Mullions are nominated below. These sizes are based on the soil being similar to a stiff clay with a shear strength of 130kPa. Outside of these guidelines, a local engineer should be consulted. C15015; C15019 - 300mm dia x 750mm deep, centered to the C Section

Pier Reinforcement: No reinforcement required.

Concrete Piers

- * Pier design covers sites with a minimum of 100kPa safe bearing capacity for a class 10 building. Other than this, owner to provide slab and pier design details.

- * Designs are in accordance with AS 3600:2009

- * All concrete to be in accordance with AS 3600:2009. Minimum 25 Mpa, with 80mm slump.

- * Piers should be cured for 7 days before commencing construction of the building.

- * All dimensions are from center of columns.

- * Refer to connection details.

- * Roller door mullion piers are not shown on the plans. These are required to be a minimum size as below: C150 Mullions - 400mm deep by 350 diameter

- * Piers to be a minimum of C15015; C15019 - 300mm dia x 750mm deep, centered to the C Section.

Pier Reinforcement: No reinforcement required.

BRACING NOTES

- * Refer to Connection Details.
- * All bracing strap to be 32mm x 1.2mm G450
- * Cross bracing is to be fixed taught and secured with 2 x 14.20 x 22 frame screws at each end.
- * Fly bracing to be fixed at each purlin line to all mid portal rafters, columns and end wall mullions unless obstructed by other structural elements.
- * Open bays to have fly bracing fitted to every available girt supporting the header sheets.

Where windows are placed in any bay where cross bracing is shown, then a) this can be replaced by moving the bracing to another bay OR b) due to the bracing provided by the window jambos, where space permits, bracing should be placed under and or over the window.

- * All bracing strap ends to be located as close as practical to structural members (columns, rafters, mullions) centredline.

BOLTS

- * Unless otherwise nominated, all bolts are grade 4.6 snug and zinc plated
- * All tensioned bolts shall be tensioned using the part turn method (refer to AS4100). For the erector, full details are in the construction manual.

OTHER MATERIALS NOTES

- * Unless otherwise noted all brackets are 3mm G450 galvaspan.
- * All sheeting and flashing screws are class 3, all framing screws are class 3.
- * All screws shall have a minimum edge distance of 10mm and a spacing between each other of 20mm.
- * All purlin material has Z350 zinc coating with minimum strengths as follows:
 - 1.0 Material G550Mpa
 - 1.2 Material G500Mpa
 - Above 1.2 Material G150Mpa

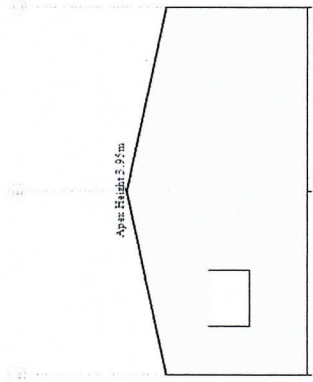
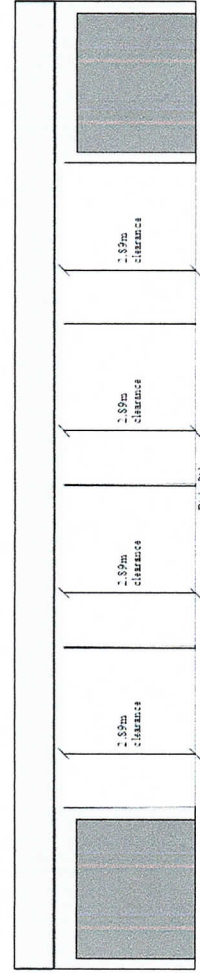
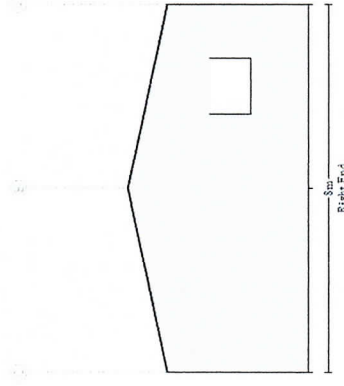
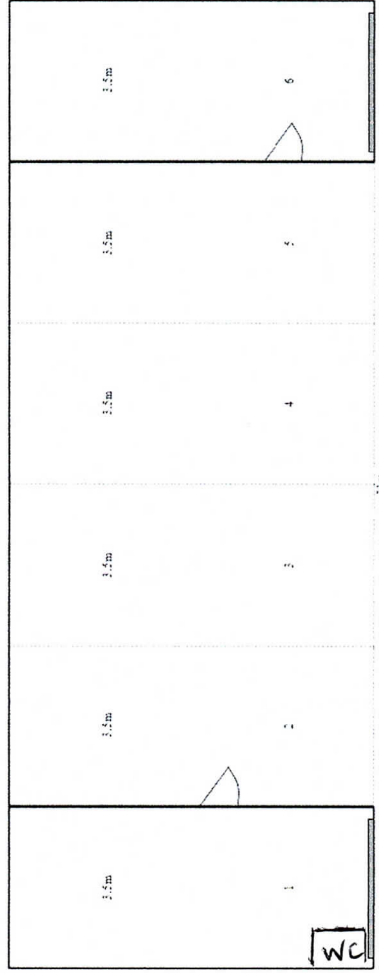
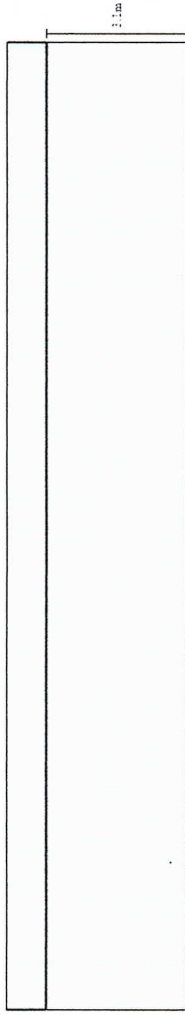
SHOWERS ENGINEERING PTY LTD

ACN : 075 007 144
MIE Aust. CP-Eng. (Registered NPER Structural & Civil) 521/8/
QLD : RPEQ No.1547; VIC : EC24162; TAS : CC4600H; N.T. : 46926ES;
Practising Professional Structural & Civil Engineer

Signature:

R.J. Showers

Date: 06 05 14



Toilet /
hand basin

Purchaser Name: Patrick Kennedy

Site Address: lot 1.23 Katanning - Dumbleyung rd KATANNING WA Australia 6317

Drawing = Job 141171 - 3

Print Date: 06 05 14

Layout

Seller: Wide Span Sheds

Steel Pty Ltd

Phone: 07 5657 8888

Fax: 07 5657 8899

Email: admin@sheds.com.au

SHOWERS ENGINEERING PTY LTD

ACN : 075 007 144

M/E Aust. CPENG. (Registered NPER Structural & Civil) 321 / 8 /

QLD : RPEQ No 1547; VIC : EC24162; TAS : CC4600H; N.T. : 46926ES;

Practising Professional Structural & Civil Engineer

Signature:

R.J. Showers

Date: 06 05 14

MATERIAL SPECIFICATIONS

Building Dimensions				
Category	Span	Length	Height	Grids
Main Building	8	21	3.1	A - C

Portal Frame Elements						
Grid / Portal Number	1	2	3	4	5	6
Columns	C15015	C15015	C15015	C15015	C15015	C15015
Beams	B15015	B15015	B15015	B15015	B15015	B15015
End Wall Mullions	E15015	E15015	E15015	E15015	E15015	E15015
End Wall Headers	H15015	H15015	H15015	H15015	H15015	H15015

Bay Section Elements						
Grid / Bay Number	1	2	3	4	5	6
Roof Purlins	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075
Roof Purlin Spacing (End)	1.345	1.345	1.345	1.345	1.345	1.345
Roof Purlin Spacing (Internal Spans)	1.345	1.345	1.345	1.345	1.345	1.345
End Girts	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075
Side Girts	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075
Side Girt Spacing (End)	1.425	1.425	1.425	1.425	1.425	1.425
Side Girt Spacing (Internal)	1.425	1.425	1.425	1.425	1.425	1.425
End Door Header	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075
End Door Jamb	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075

End Bay Section Elements						
Grid / Portal Number	1	2	3	4	5	6
End Girts	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075
End Girt Spacing (End)	1.345	1.345	1.345	1.345	1.345	1.345
End Girt Spacing (Internal)	1.345	1.345	1.345	1.345	1.345	1.345
End Door Header	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075
End Door Jamb	TH84075	TH84075	TH84075	TH84075	TH84075	TH84075

Category	Colour	Product
Roof	Colorbond (Shale Gray)	Colorbond (Shale Gray)
Wall	Colorbond (Shale Gray)	Colorbond (Shale Gray)

Purchaser Name: Patrick Kennedy

Site Address: lot 123 Katanning - Dumbleyung rd KATANNING WA Australia 6317

Drawing # Job 141171 - 4

Print Date: 06 05 14

Specification Sheet

Page 1 of 1

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Steel Pty Ltd

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Fax: 07 5657 8899

Email: admin@sheds.com.au

SHOWERS ENGINEERING PTY LTD

ACN : 075 007 144

M/E Aust. CP/Eng. (Registered NPER Structural & Civil) 521/8 /

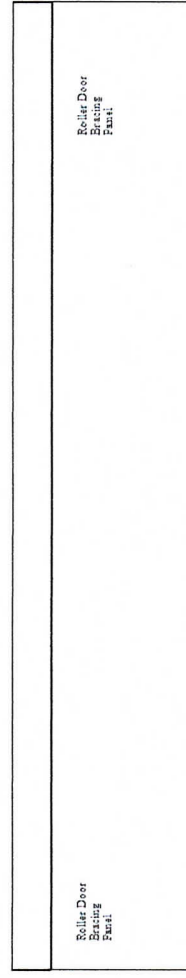
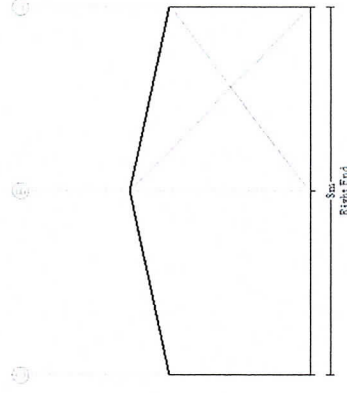
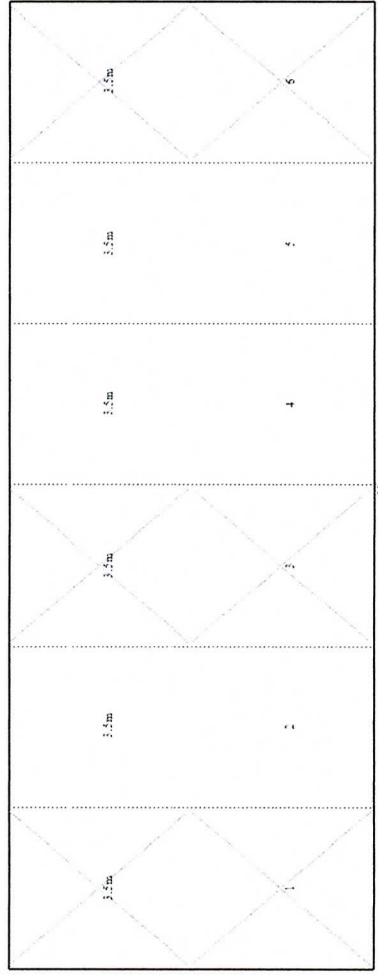
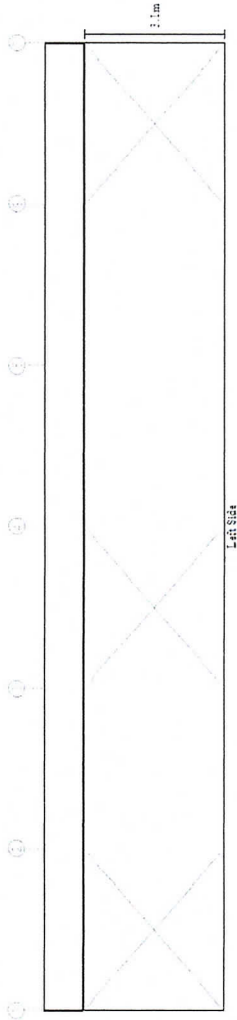
QLD : RPEQ No.1547; VIC : EC24162; TAS : CC4600H; N.T. : 46926ES;

Practising Professional Structural & Civil Engineer

Signature:

R.J. Showers

Date: 06 05 14



Purchaser Name: Patrick Kennedy

Site Address: lot 123 Katanning - Dumbleyung rd KATANNING WA Australia 6317

Drawing = Job 141171 - 5

Print Date: 06 05 14

Bracing

Seller: Wide Span Sheds
Steelk Pty Ltd
Phone: 07 5657 8888
Fax: 07 5657 8899
Email: admin@sheds.com.au

SHOWERS ENGINEERING PTY LTD

ACN : 075 007 144
MLB Aust. CP-Eng. (Registered NPEK Structural & Civil) 3/21 / 8 /
QLD : RPEQ No.1547; VIC : EC24162; TAS : CC4600H; N.T. : 46926ES;
Practising Professional Structural & Civil Engineer

Signature: R.J. Showers Date: 06 05 14

