

Trasan Contracting PTY LTD
PO Box 1010
KARRATHA WA 6714

Att: Travers Clarke

Dear Travers

**APPLICATION FOR R-CODE VARIATION APPROVAL DA20138
RCODE VARIATION - CARPORT LOT BOUNDARY SETBACK AND WALL HEIGHT
LOT 3961, 29 STICKNEY WAY, BAYNTON WA 6714**

The City of Karratha's decision on your application for a variation to the Residential Design Codes of Western Australia is attached.

Please note, this is not a Building Permit or Health Approval for which a separate application/approval(s) may be required.

For advice on any specific building, environmental health or engineering issue concerning your proposal I recommend that you contact the following senior members of Council's Development, Regulatory and Infrastructure Services Teams:

Building Issues: Charmaine Gorman, Building Coordinator - 08 9186 8555;

Environmental Health Issues: Demi Leggerini, Environmental Health Coordinator - 08 9186 8638;

Engineering Issues: Pascal Heekeng, Technical Services Coordinator - 08 9186 8602.

Should you have any questions in relation to this decision or wish to discuss any planning issues concerning your proposal please contact Susan Babao on 9186 8580.

Yours sincerely,



Chris Sayer
PRINCIPAL PLANNER

14 August 2020

Enc.: Decision Notice and Endorsed Plans



**LOCAL PLANNING SCHEME No. 8
RESIDENTIAL DESIGN CODES OF WA**

**DECISION ON APPLICATION
FOR R-CODES DESIGN PRINCIPLES ASSESSMENT**

APPLICATION: DA20138

LOCATION: 29 STICKNEY WAY, BAYNTON WA 6714

LAND PARCEL: LOT 3961 ON PLAN 216877

OWNER: DAVID EDWARD QUINN
29 STICKNEY WAY
BAYNTON WA 6714

APPLICANT: TRASAN CONTRACTING PTY LTD
PO BOX 1010
KARRATHA WA 6714

PROPOSED DEVELOPMENT: RCODE VARIATION - CARPORT
LOT BOUNDARY SETBACK AND WALL HEIGHT

Your application for a variation to the *Residential Design Codes of Western Australia* received on 21/07/2020 is **APPROVED** subject to:

Conditions

1. The approved building, works, layout shall not be altered to the extent that greater or additional variations are required to the Deemed to Comply provisions of the R-Codes without the prior written consent of the City of Karratha.
2. The approved development shall be in accordance with the attached stamped approved plans, and these shall not be modified without the prior written consent of the City of Karratha.
3. This decision to approve shall expire if the development has not substantially commenced and is in continuation within two [2] years of the date of this decision.
4. Stormwater shall be discharged in a manner so that there is no discharge onto adjoining properties to the satisfaction of the City of Karratha.
5. The driveway for the proposed development must be adequately paved, drained and thereafter maintained to the satisfaction of the City of Karratha.

6. Damage to road pavements, kerbing, footpaths or City assets (as applicable) caused by construction activity including but not limited to vehicle movements, shall be repaired at the proponent's cost in accordance with specifications and works supervision and scheduling arrangements to be approved by the City of Karratha.

Advice Notes

- a) Building approval is required for the approved development in accordance with the Building Act 2011.
- b) The City of Karratha will consider extensions to the approval period for up to two years provided a written request is received no later than the original or extended date of expiry.
- c) It is the responsibility of the applicant/owner to ensure that building setbacks correspond with the legal description of the land. This may necessitate re-surveying and re-pegging the site. The City of Karratha will take no responsibility for incorrectly located buildings.
- d) It is the responsibility of the applicant/owner to search the title of the property to ascertain the presence of any easements and/or restrictive covenants that may apply.
- e) It is the responsibility of the applicant/owner to seek advice from the utility providers to ensure the location of the proposed development will not impact on existing infrastructure.
- f) Under the *Local Government (Uniform Local Provisions) Regulations 1996*, the City of Karratha may give a person who is the owner or occupier of private land a notice in writing requiring the person to construct or repair a crossing from a public thoroughfare to the land. New crossovers must be constructed in accordance with Council's TE06 Crossover Policy. Approval for any new crossover must be sought from the City's Infrastructure Services prior to construction.
- g) The determination of this application for development approval has been made under delegated authority. If you object to this decision or any of the conditions imposed, you may request that the City of Karratha reconsider the decision. The right to request reconsideration is separate from and does not impinge upon any right of appeal under the *Planning and Development Act 2005*.
- h) Should the owner and/or applicant be aggrieved by this decision, or any of the conditions imposed, there is a right of review under the *Planning and Development Act 2005*. An application for review must be submitted in accordance with Part XIV of the *Planning and Development Act 2005* within 28 days of the date of this decision to the State Administrative Tribunal, GPO Box U1991, Perth, WA 6845. Further information regarding this right of review is available on the SAT website www.sat.justice.wa.gov.au or by phoning 1300 306 017.

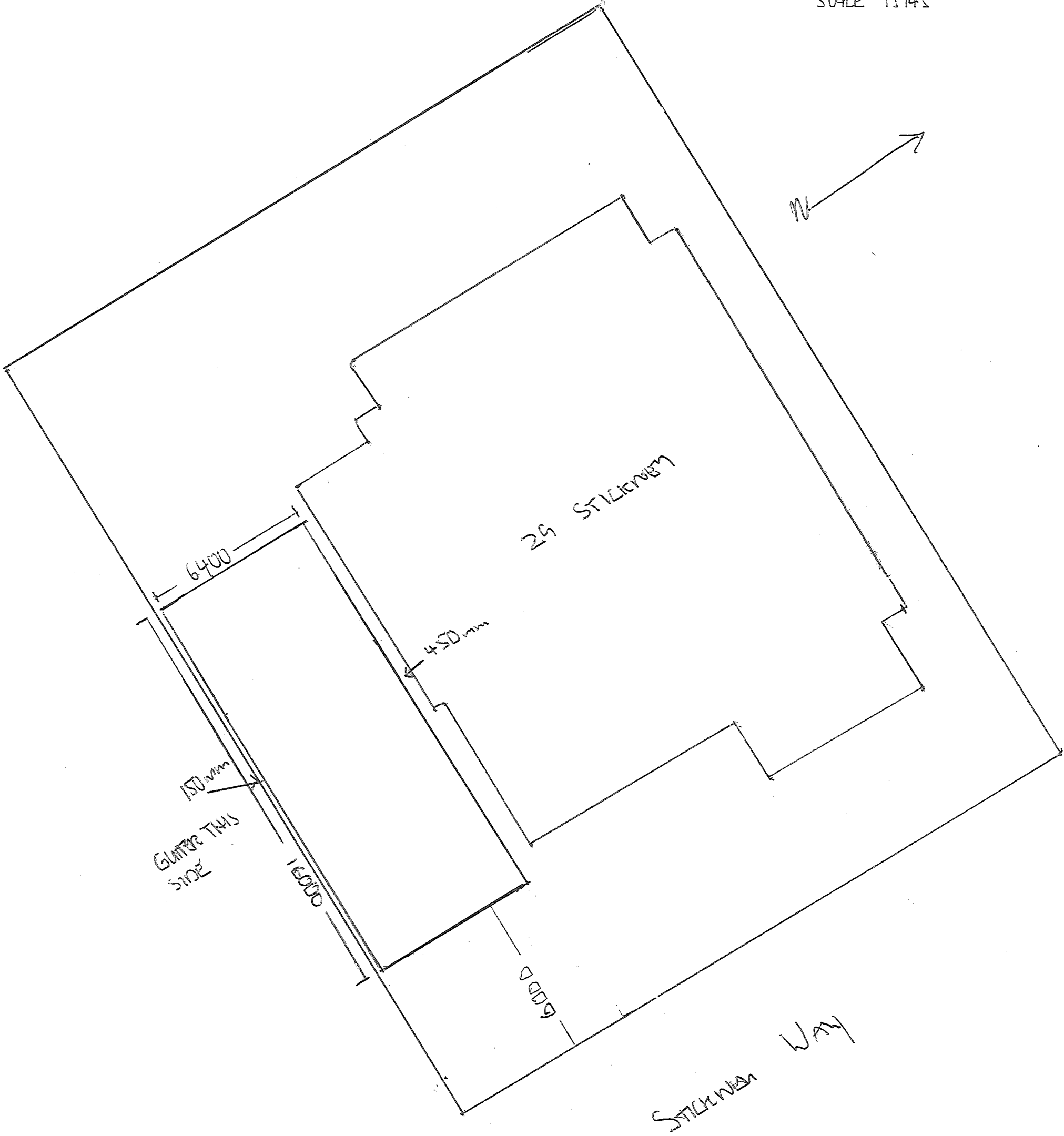
SIGNED:



Chris Sayer
PRINCIPAL PLANNER

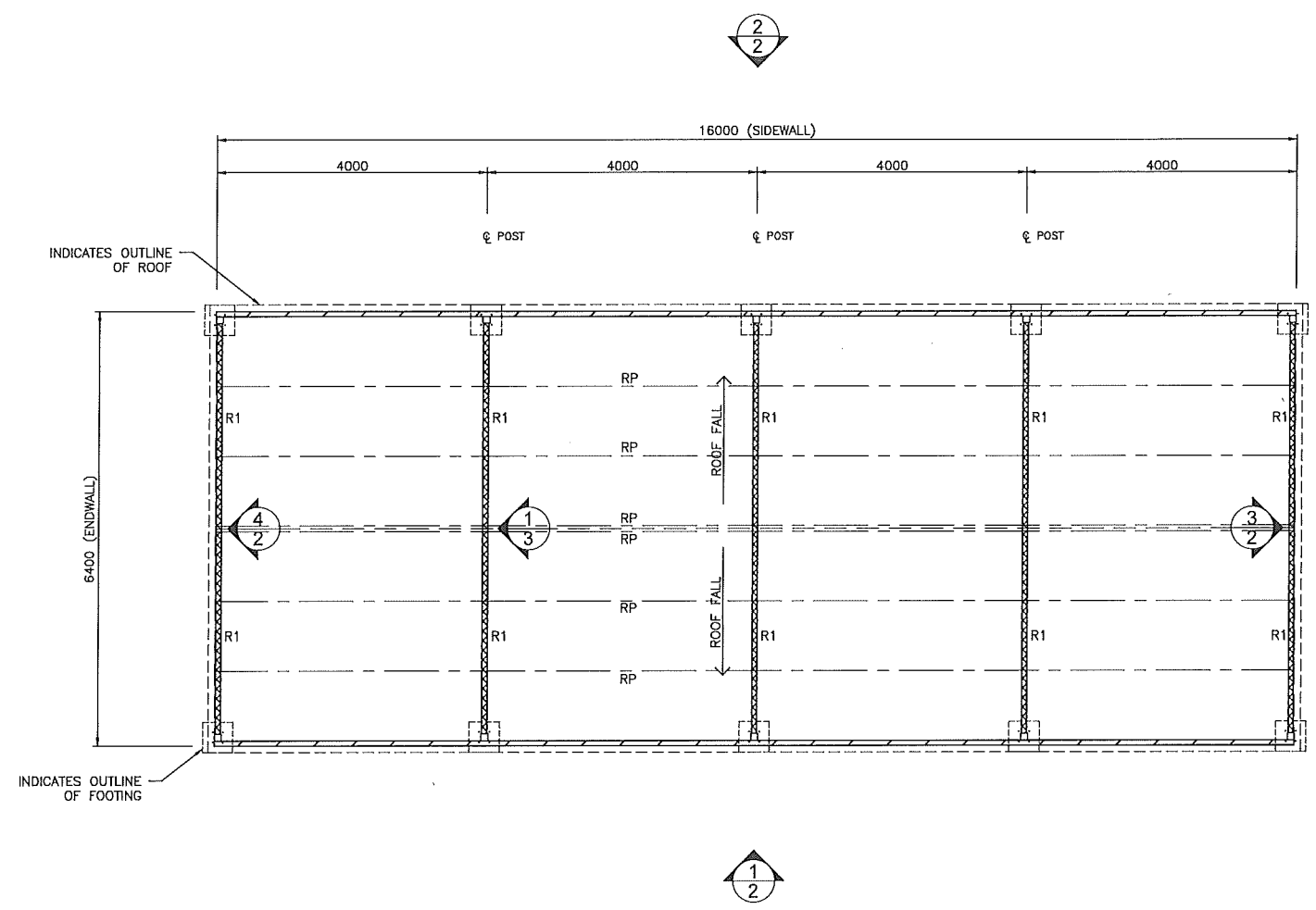
DATE OF DECISION: 14 August 2020

SCALE 1:145



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City of Karratha
DEVELOPMENT APPROVAL
No. DA20138
14/08/2020



- LEGEND:
- RP -- ROOF PURLIN
 - R1 -- RAFTER
 - EP -- EAVE PURLIN
 - P -- POST

CHANGES:
- REFER NCE ENGINEERING - FDPJ11962

NOTES:
- CLASS '10A' STRUCTURE ONLY.
- CLAS 'M' SOIL SITE CLASSIFICATION.

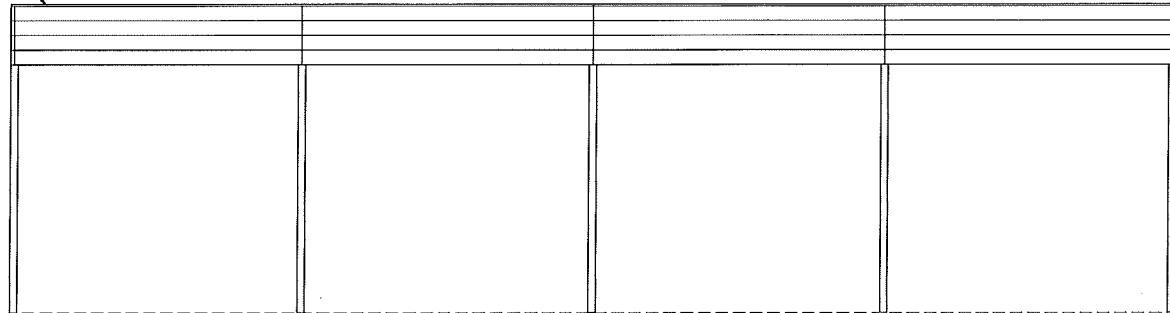
1 FOUNDATION PLAN
SCALE: 1:100

1 OF 5	SHEET	JOB NO. KAAR11007	DATE 13/7/2020	CERTIFIED T.M.	CHECK 1 M.P.	CHECK 2 T.M.	STEEL BUILDING BY	(CONTACT)	TRASAN CONTRACTING PTY LTD	08 91855482	DAVID QUINN	29 STICKNEY WAY	KARRATHA	SHED SAFE ACCREDITED	fairdinkum SHEDS	NORTHERN CONSULTING engineers Civil & Structural Engineers 50 Punari Street Currajong, Qld 4812 Fax: 07 4725 5850 Email: design@nceng.com.au ABN 341 008 173 56 Registered Chartered Professional Engineer Registered Professional Engineer (Civil & Structural) QLD Registered Certifying Engineer (Structural) N.T. Registered Engineer - (Civil) VIC Registered Engineer - (Civil) TAS Regn. No. 2558980 Regn. No. 9985 Regn. No. 116373ES Regn. No. EC36692 Regn. No. CC5648M	Mr Timothy Roy Messer BE MIEAust RPEQ Registered Professional Engineer 2558980 Signature <i>T. Messer</i> Date 13/7/2020 Registered on the NPER in the areas of practice of Civil & Structural National Professional Engineers Register
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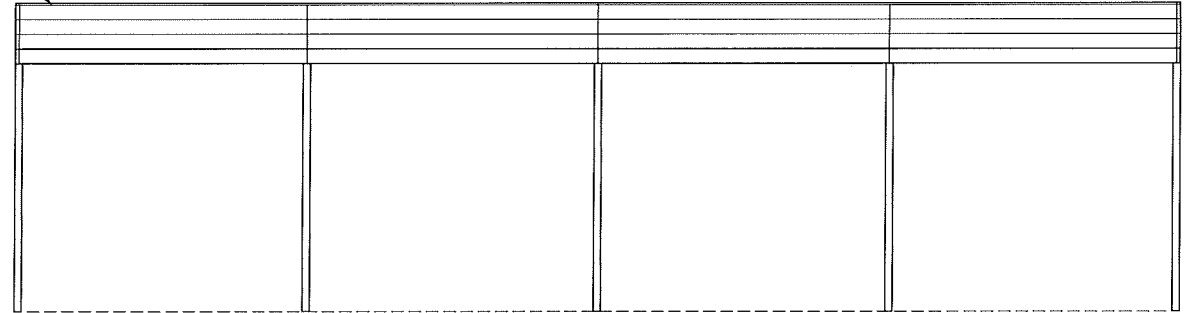
City of Karratha
DEVELOPMENT APPROVAL
No. DA20138
14/08/2020

ROOF PURLINS PER
MEMBER SCHEDULE
ON SHEET 5

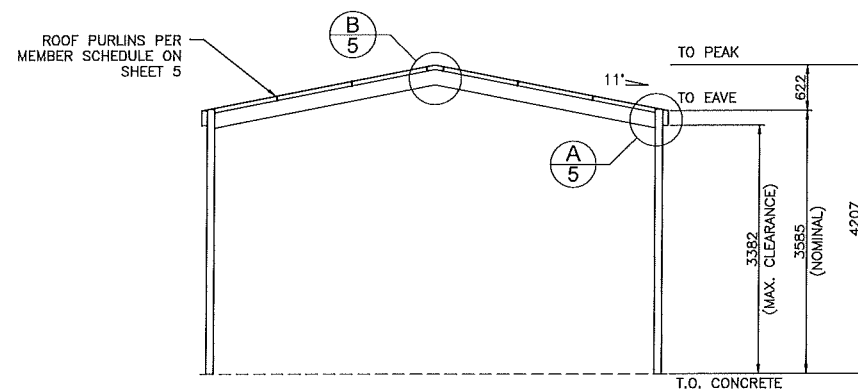


1 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1:100

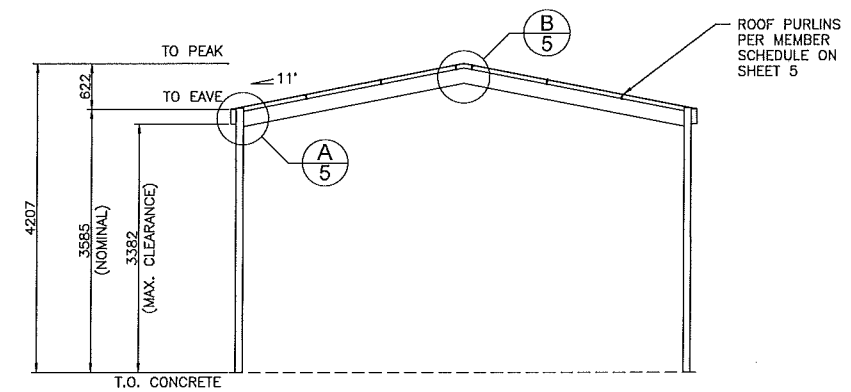
ROOF PURLINS PER
MEMBER SCHEDULE
ON SHEET 5



2 SIDEWALL EXTERIOR ELEVATION
2 SCALE: 1:100



3 ENDWALL INTERIOR ELEVATION
2 SCALE: 1:100



4 ENDWALL INTERIOR ELEVATION
2 SCALE: 1:100

STEEL BUILDING BY (CONTACT)
TRASAN CONTRACTING PTY LTD
08 91855482
DAVID QUINN
29 STICKNEY WAY
KARRATHA

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CERTIFIED
TM

DATE
13/7/2020

JOB NO.
KAAR11007

SHEET

2 OF 5



NORTHERN CONSULTING
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Registered Engineer - (Civil) VIC
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Regn. No. 2558980
Regn. No. 9985
Regn. No. 116373ES
Regn. No. EC36692
Regn. No. CC5648M

Mr Timothy Roy Messer BE MIEAust RPEQ
Registered Professional Engineer 2558980
Signature
Date 13/7/2020
Registered on the NPER in the areas of practice
of Civil & Structural National Professional
Engineers Register