## SHIRE OF MOORA LOCAL PLANNING SCHEME NO.4



# NOTICE OF PUBLIC ADVERTISEMENT OF PLANNING PROPOSAL

Planning and Development Act 2005 Shire of Moora

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

## Land Details:

Lot 1 Midlands Road, Moora (No street address number assigned)

#### Proposal:

- i) Construction and use of a new 60.5m<sup>2</sup> zincalume outbuilding (i.e. shed) adjacent to the land's southern boundary for domestic storage purposes as well as the small scale production/manufacturing of bird nesting boxes; and
- ii) Bird watching by tourists and interested community members using an existing 'hide' located at the western end of the property along its Roberts Street frontage (i.e. Ancillary Tourist Use).

Details of the proposal are available for inspection at the Shire Administration Centre at 34 Padbury Street, Moora and on the Shire's website (<u>www.moora.wa.gov.au</u>) up to and including Friday 8 November 2019.

Comments on the proposal are now invited and can be emailed to <u>shire@moora.wa.gov.au</u> or posted to the Shire's Chief Executive Officer at PO Box 211 MOORA WA 6510. 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.

Alan Leeson Chief Executive Officer Shire of Moora

21 October 2019



The Shire of Moora Town Planning PO Box 211 Moora WA 6510

Shed – Lot 1 Midlands Road, Moora

I am applying for Development Approval to erect a shed on my block at Lot 1 Midlands Road, Moora.

The size of the proposed shed will be 11m x 5.5m and to be built for the purpose of storage.

The proposed shed will be built by Lloyd Baugh and his plans are attached. I have also attached the Engineering specifications provided by Structerre Consulting.

Yours sincerely

N-herhlo

W Kerkhoff

Lot 1 Midlands Road, Moora: WA 6510

15/8/19

A233

Mr G L BAUGH P.O. Box 371 MOORA WA 6510 Ph: 0428 512 262

To Dawn Ardley Moora Shire,

I am responsible for the drawing of the site plan.

I have chosen 1:300 scale, as it is the bigger of the three scales available for the A3 size paper, and Dawn Ardley has advised me to go this way.

Re: Site Plan for Walter Kerkhof.

- 1. We respectfully ask for a reduced set back on the southern boundary. Reasons Are:
  - 1. In 2000, year after the 1999 floods, Mr Kerkhof had the area on that part of the property Filled with yellow sand. He built a double brick retaining wall, with a 120mm space between the two walls with wire ties to suit and filled the cavity with concrete. In the year 2015, he had a 100mm "10cm" pad poured, with the idea he would build his shed. The pad is 1.3 meters off the southern boundary and at the time, regulation specified 1.2meters. The concrete pad is 900 mm (90cm) above the natural lie of the land; this should be a sufficient amount of build up for the future, if Moora ever flooded again. Is this raised position of the pad acceptable? The proposed shed is not visible to any of the neighbours.
  - 2. There are a number of large native trees on the property, York gums, Salmon gums, Blue gums, Mallee, that it is very obviously that, due to their size, could quite possibly have been in place before Moora town was gazetted. There are some Acacia's, Ornamentals, a large Palm in the front of the residence that would be 15 meters high. Some Melaleucas (Tea tree) plus other species that were planted before Mr Kerkhof purchased the property. Mr Kerkhof has also planted various types of trees since he has lived there. Mr Kerkhof is a very conscientious gardener and conservationist and is very dedicated to his cause in caring for Carnaby Black Cockies. His work in this field of caring for the Carnaby is widely known and is continuing growing.
  - 3. It is because of his passion for and caring for the Carnaby, that I made comment on (5), on the site plan is his bird watching hide. He has built this himself and while not complying with any building laws or regulations, we therefore respectfully ask that it be allowed , as it is a very big draw card for bird enthusiasts, young and old alike and does bring in good tourism numbers, to the town of Moora. It is on the west boundary for the easy access for Tourists and orderly control of tourists. It is most preferable for the hide to be where it is, as because of space constraints in relocation to the feeding area for the birds, which is a large area because of the large number of feeding birds. It is not unusual for there to be between 200 and 250 birds at any one time. Mr Kerkhof funds this feeding programme himself. It is because of his dedication to this programme of caring for these birds that we ask that the position of the hide be allowed to remain. He has erected two directional signs leading to the hide situated on Roberts Street. One

sign is located on the North side of Midlands Road and McKinley Street, with an arrow pointing to the second located on the "T" Junction of McKinley and Roberts Streets. This function of nature does bring tourists to the town of Moora. As you are aware our economy is in the doldrums, as most places are, not only Australia wide, but worldwide. So anything we can do to bring wealth into the town has to be considered a positive thing to do.

Mr Kerkhof is self-taught in relation to his knowledge of all birds in general, from breeding, feeding and constant observation of their habit and feeding and breeding. I myself being a lover of nature in general and have first-hand witnessed the cockies feeding on this property; it is a very impressive sight to witness.

I now refer to the Legend on the site plan and refer to each possible contentious item,

- 1. Domed roofed underground storm water storage tank, the below ground depth is 4 meters and its above ground storage is about 90cm, with a domed roof off & natural ground level rises to 1.5 meters, the tanks over width is 4.2 meters.
- 2. Oblong below ground storm water storage tank is 3.6 meters below ground level, and its above ground section is 90cm above natural ground level. This tank is a work in progress and Mr Kerkhof is aware he has to finish the safety part of roofing all over. It currently fenced securely so there is no concern for the safety of visitors to the property.
- 3. Silo at the western end of the property is bird seed storage and is anchored to a 100mm (10cm) concrete pad 10cm thick concrete apron and future drive way ends as shown on the site plan and in time will extend down to the entry point on McKinley Street. It is Mr Kerkhof's aim to have parking on site for 8 cars.

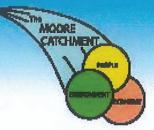
I hope this information is helpful and you can view it in a complementary form for the future.

Yours sincerely

Alaugh

Lloyd Baugh

WA Fairfax Landcare Group Award WINNERS 2017



Moore Catchment Council P.O Box 337 Moora WA 6510 Phone (08) 9653 1355 Email: moorecc@bigpond.com www.mooorecatchment.org.au

12<sup>1</sup> October 2019

To Whom it may concern,

#### Carnaby nesting log construction shed at 246 McKinley St

Moore Catchment Council (MCC) would like to support the application for Wally Kerkhof to erect a shed at 246 McKinley Street.

MCC has been working with Wally for many years in Carnaby's Black Cockatoo conservation in the Moora district. This bird is classed as rare and endangered so any efforts towards active Carnaby conservation should be supported. This shed will help Wally and his team build Carnaby nesting logs and house nest log building equipment. MCC has projects running to contract Wally and his team to build nest logs for the foreseeable future so deem the shed construction as high priority.

We hope the Shire looks favourably on this application. Any further questions then please contact on 0409 296 264.

Yours sincerely

River

**Rachel Walmsley** Moore Catchment Council's Community Landcare Coordinator

Semi Finalist 2016, 2017 Landcorp Sustainability Award - Western Western Australian Regional Achievement and Community Awards Finalist in the 2015 LondCorp Sustainability Award - Western Australian Regional Achievement and Community Awards Finalist in the 2015 Fairlak Media Community Group Award Finalists - Western Australian Londcare Awards Finalist in the 2014 CSBP Environmental Awards --Western Australian Regional Achievement and Community Awards

The Moore Catchment Council promotes Natural Resource Management in the Moore River Catchment

P.O Box 537 Moore WA 6510

ABN 15 033 232 342 Moore Catchment Council

SHIRE OF MOORA LOCAL PLANNING SCHEME NO.4							
Name/s:							
Walter Ignatius Kerkh	off						
ABN (if applicable):							
Postal Address: Lot 1 Midlands	Road, Moora						
Postcode: 6510							
Work Phone:	Fax:	E-mail:					
Home Phone: 96511136-							
Mobile Phone:							
Contact Person for Correspondence	ce: Walter Kerkhof	F					
Signature:	1/	Date: 15/8/19					
Signature:	Thos	Date:					
Signature.		Date.					
NOTES:							
	f this page where there a	re more than two (2) landowners.					
<ul> <li>i) Use and attach a separate copy of this page where there are more than two (2) landowners.</li> <li>ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. 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). Land owned by an incorporated body (i.e. a company) must be signed by:</li> </ul>							
- 1 director of the company, accor	mpanied by the company	seal; or					
- 2 directors of the company; or							
- 1 director and 1 secretary of the company; or							
- 1 director if a sole proprietorship	1.0						
Print the full names and positions of company signatories underneath the signatures.							
purchased through Landgate direc	iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.						
management order to the Shire of or is used for commercial purpose	Moora where the develop s, or land which is subjec	Land, Unmanaged Crown Reserves, land under ment is not consistent with the reserve's purpose, t to a lease issued under the Land Administration Department of Planning, Lands and Heritage for					
Applicant Details (if different fro	om owner)						
Name/s:							
As Above							
Address:							
		Postcode:					

Work Phone:	Fax:	E-mail:	E-mail:					
Home Phone:								
	Mobile Phone:							
Contact Person for Correspondence:								
Signature:		Date:	Date:					
NOTES:								
<ul> <li>Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold.</li> </ul>								
	<i>ii)</i> The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full.							
iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the local government for public viewing in connection with the application.								
iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.								
Property Details								
NOTE: The details provided must match those shown on the relevant Certificate/s of Title.								
Lot No: 1	House/Stre	et No:	Location No:					
Survey Diagram or Plan No: D17832	Certificate of Title Vol 1165		Certificate of Title Folio No: 995					
Title encumbrances (e.g. easements, restrictive covenants):								
Street name:	Suburb:							
Midlands Road	Moora							
Nearest street intersectio	n:							
McKinley Street								
Proposed Development	: /							
Nature of development: I Works (New construction works with no change of land use)								
	🔲 Use (Change of ι	ise of land with no	construction works)					
	Works and Use							
NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.								
Is an exemption from development claimed for part of the development? Yes 🗌 No 🗹								
If yes, is the exemption for: 🔲 Works								
Use								

Description of p	proposed works	and/or	land u	use:
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Storage Shed 11m x 5.5m & Ancillary Tourist Use (Bird Watching) Description of exemption claimed (if relevant):

15/8/19

Nil

Nature of any existing buildings and/or land use:

Zoned Light Industrial. Has residential home on block.

Approximate cost of proposed development (excluding GST):

\$5,000

OFFICE USE ONLY

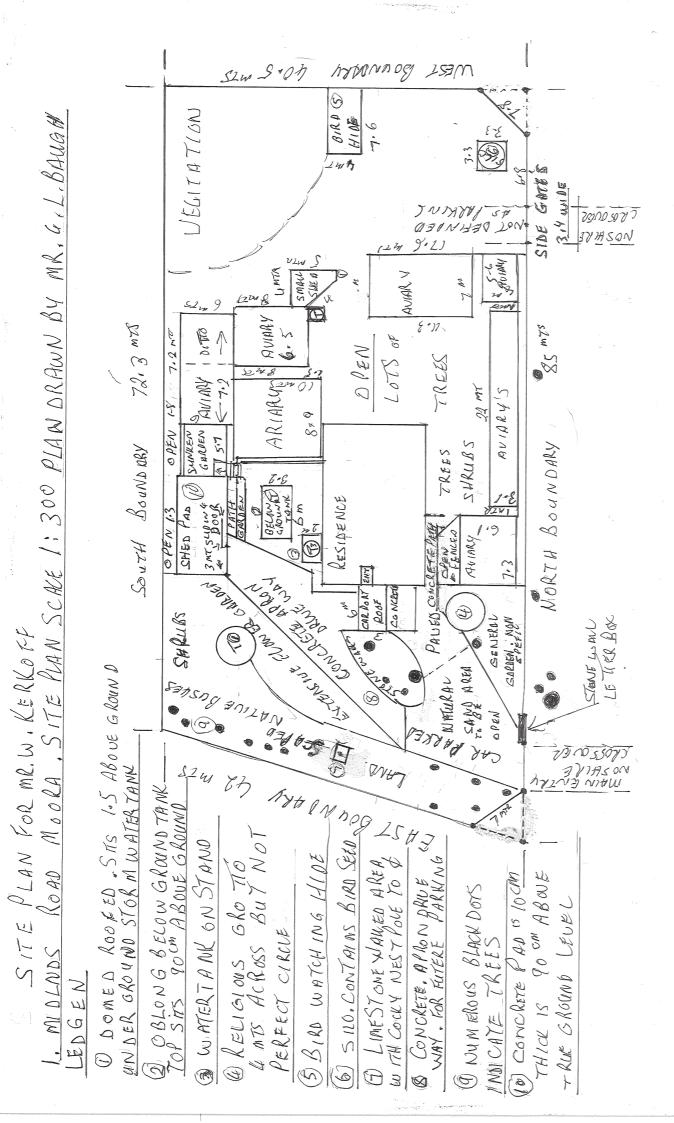
Received by: Application reference number:

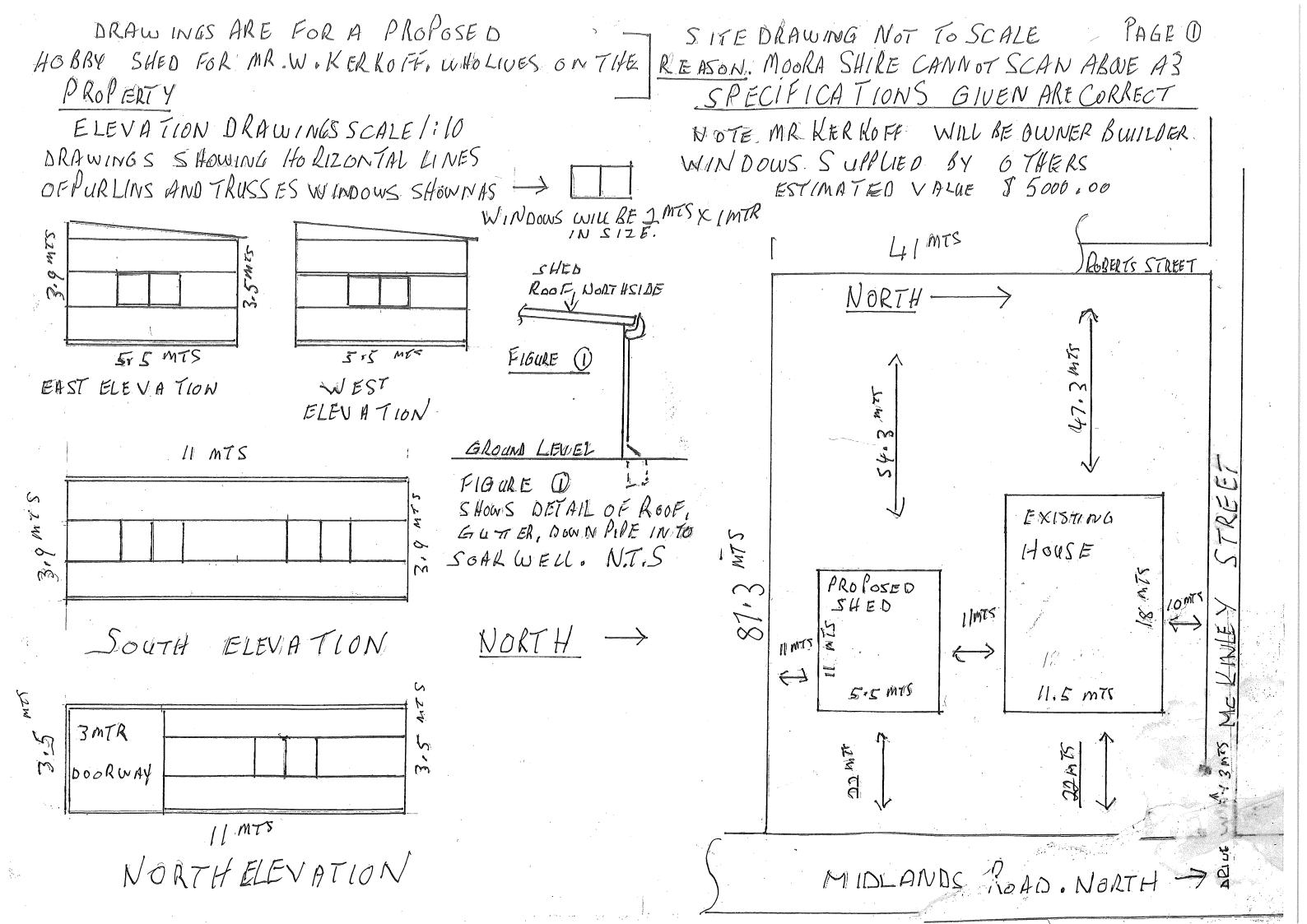
Date application received:

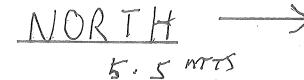
Application fee payable: 147.00

Date of receipt of application fee from applicant: 1518 19.

Receipt number for application fee:







FLOOR PLAN OF SHED LAYOUT SCALE 1:50

F1G. (1)

F10.2

Fl(3)



SCOPE OF WORKS WILL BE AS FOL! O. CELUMNS 100×100×4 DURAGAL FIXED TO CONCRETE FLOOR THROUGH 4 HUES OF THE SOLE PLATE. SOLE PLATE 200 × 150 × 10. TO BE USED. ALLERAME WORK IS GALVANSED. TO COLUMNS VIA 12-14×20 MM METAL SCREWS HJ3 SHOE TO BE TECKED TO TOP AND BETTAM CORDS OF TRUSSES

> REPURLINS FOR WALL SHEETING ASSHOWNON ELEVATION DRAWINGS, WILL BE WELDED TO COLUMNS

ROOF AND WALL SHEETING WIN BE ZINCALUME

PLAN VIEW

FIG (F) d N.T.S PAD

N.T.S

HJ13

N.T.S

LEDGEN PAGE I= TRUSS , P=PURLIN, C= TO BE 150 MM THICK WITH STANDARD RED MESH TRUSSES WILL BE HOPPLY HJ3, FITTED TO THE COLUMNS VIA HOPPLYS SHOPS. SHOPS TO BE TECKED PURLINS WILL BE 100×50 × 2.5 DURA GAT WHERE PURLINS ARE EITED TO BARE COLUMNS THEV WILL WIELDED. WHERE PURLINS AREFITIEN TO TRUSSES THEY WILL BE FITTED USE IN & THE

CUSTOMORB PROFILE. ALL SHEETING WILL BE FRISTENED WITH 12-14× 50 MM STEEL SCREWS

