

**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 77 Halligan Street, Moora

Proposal:

Construction and use of a new 108m² zincalume shed in the north-western corner of the abovementioned property for stock feed 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 at 34 Padbury Street, Moora and on the Shire's website (www.moora.wa.gov.au) up to and including Friday 31 May 2019.

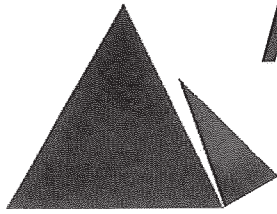
Comments on the proposal are now invited and can be emailed to shire@moora.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 211 MOORA WA 6510. All submissions must include the following information:

- 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

10 May 2019



ACTION OUTDOORS MOORA

SHEDS CARPORTS PATIOS

ABN 41 417 112 797

ROD: 0400 765 318 MELANIE: 0428 529 043

Rod Machin
Action Outdoors Moora
PO Box 366
Moora WA 6510
actionoutdoors@outlook.com

30/04/2019

Joe Douglas
Principal Town Planner
Shire of Moora
PO Box 211
Moora, WA 6510

Dear Joe Douglas

Please find attached an application on behalf of Peter Johns for a 12mL x 9mW x 2.8mH zinc shed, proposed for Lot 77 Halligan Street, Moora. The property is currently on the market and the owners would like to build a shed, prior to a residence, as it would make the property more appealing to buyers and provide a feed storage space, for current leasers' livestock. Please find attached, completed town planning application, shed plans and site plan with proposed new shed.

Access to the proposed shed will be via the existing dirt driveway from Halligan Street, the opening for this driveway is approximately 3m. The access gate opens into the property. The proposed shed is to be set back 15m from the West boundary fence and 10m from the North boundary fence. Please find photos attached, showing the existing landscaping and natural vegetation of the property.

The shed pad will be of yellow sand extending 1000mm around the proposed shed site. The proposed shed will have a 100mm concrete slab on top of the sand pad. Completed floor levels will be 0.15 above flood level for the proposed shed site. All stormwater from the proposed shed is to be collected in a rainwater tank proposed for the North/East side of the shed.

The proposed shed is in a bush fire zone and a BAL assessment for the property has been conducted.

Yours Sincerely,

Rod Machin

SHIRE OF MOORA LOCAL PLANNING SCHEME NO.4



FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL

Owner Details

Name/s: PETER JOHNS SUPER PTY LTD ATF
PETER JOHNS SUPERANNUATION FUND

ABN (if applicable):

Postal Address: PO Box 75, Moora
Postcode: 6510

Work Phone:	Fax:	E-mail:
Home Phone:		westerndecorating@
Mobile Phone: 0407475635		yahoo.com

Contact Person for Correspondence: MELANIE MACHIN

Signature:	Date: 15/04/19
------------	----------------

Signature:	Date: 15/04/19
------------	----------------

NOTES:

- Use and attach a separate copy of this page where there are more than two (2) landowners.
- 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:
 - 1 director of the company, accompanied 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 company.
 Print the full names and positions of company signatories underneath the signatures.
- 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.
- Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Moora where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.

Applicant Details (if different from owner)

Name/s: ACTION OUTDOORS MOORA

Address: LOT 103 LONG STREET
MOORA
Postcode: 6510

Work Phone: Home Phone: Mobile Phone: 0428529043	Fax:	E-mail: actionoutdoors@ outlook.com
Contact Person for Correspondence: MELANIE MACHIN		
Signature: <i>me mach</i>		Date: 15/04/19
NOTES: i) 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. ii) 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. v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.		
Property Details NOTE: The details provided must match those shown on the relevant Certificate/s of Title.		
Lot No: 77	House/Street No:	Location No:
Survey Diagram or Plan No: 222819	Certificate of Title Volume No: 1478	Certificate of Title Folio No: 971
Title encumbrances (e.g. easements, restrictive covenants):		
Street name: Halligan Street		Suburb: Moora
Nearest street intersection: Cooper Street and Halligan Street		
Proposed Development: Nature of development: <input checked="" type="checkbox"/> Works (New construction works with no change of land use) <input type="checkbox"/> Use (Change of use of land with no construction works) <input type="checkbox"/> 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 <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, is the exemption for: <input type="checkbox"/> Works <input type="checkbox"/> Use		

<p>Description of proposed works and/or land use:</p> <p>12m x 9m x 2.8m zinc shed for stock feed storage</p>
<p>Description of exemption claimed (if relevant):</p>
<p>Nature of any existing buildings and/or land use:</p> <p>Farming</p>
<p>Approximate cost of proposed development (excluding GST):</p> <p>\$10 844</p>
<p style="text-align: center;">OFFICE USE ONLY</p> <p>Date application received:</p> <p>Received by:</p> <p>Application reference number:</p> <p>Application fee payable: \$</p> <p>Date of receipt of application fee from applicant:</p> <p>Receipt number for application fee:</p>

9991.
PACER LEGAL PTY LTD
Exam - Post
L866917



WESTERN



AUSTRALIA

REGISTER NUMBER	
77/DP222819	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
5	12/3/2012

VOLUME
1478

FOLIO
971

DUPLICATE 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.

R. Roberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 77 ON DEPOSITED PLAN 222819

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PETER JOHNS SUPER PTY LTD OF 8 ST GEORGES TERRACE, PERTH
(T L866917) REGISTERED 24 FEBRUARY 2012

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

Warning: A current search of the certificate of title held in electronic form should be obtained before dealing on this land.
Lot as described in the land description may be a lot or location.

-----END OF DUPLICATE 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:	1478-971 (77/DP222819).
PREVIOUS TITLE:	1088-66.
PROPERTY STREET ADDRESS:	LOT 77 HALLIGAN ST, MOORA.
LOCAL GOVERNMENT AREA:	SHIRE OF MOORA.





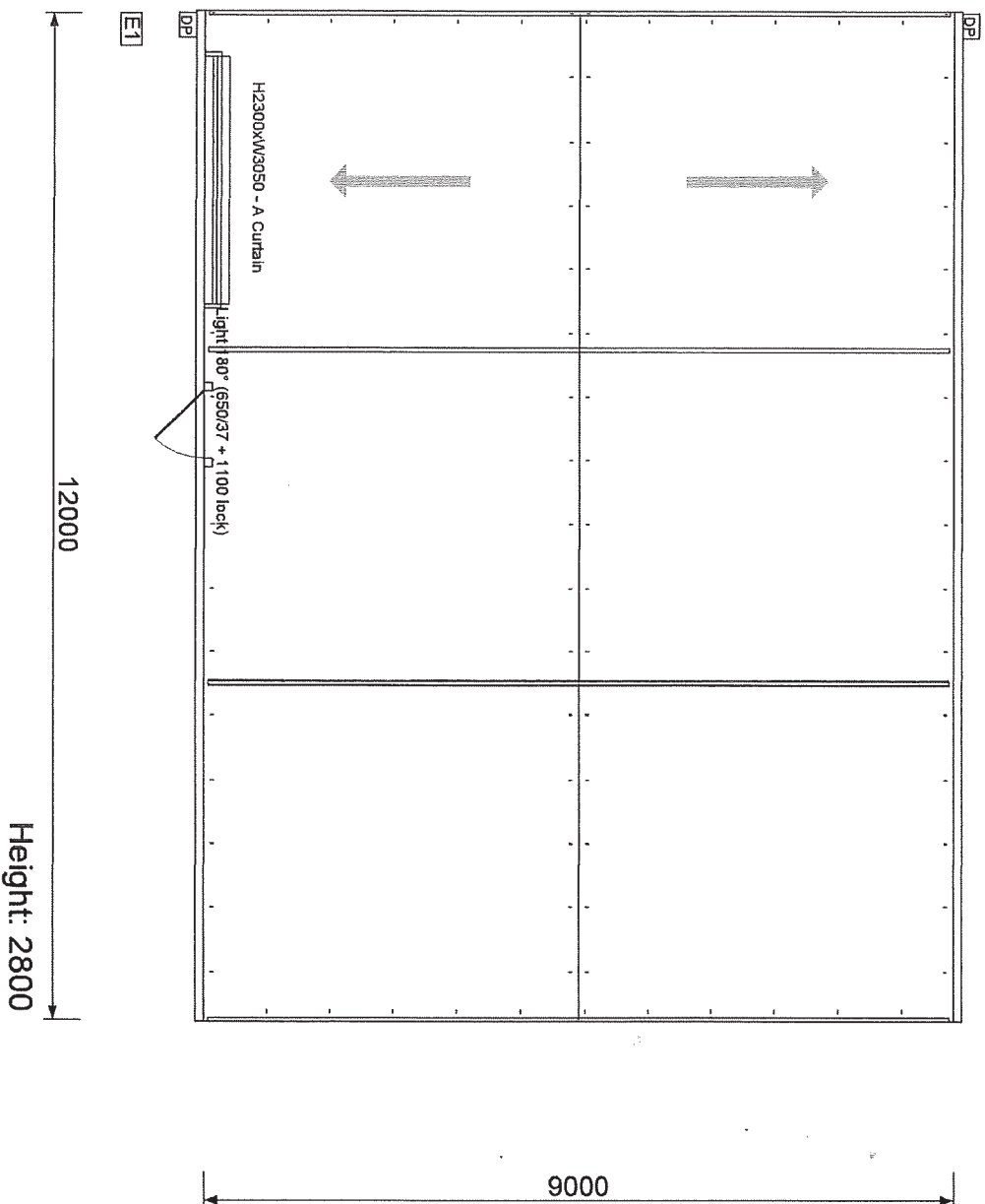
Entrance to Lot 77 Halligan Street, Moora



Property from NW boundary fence.

OPTION ITEMS LIST:

- 1 x PA Door
- 1 x Light 180° (650/37 + 1100 lock)
- 1 x Roller Door
- 1 x H2300xW3050 - A Curtain
- (E1) 1 x Eng - Certificate (WA) - Enduro



Company: Action Sheds

Phone: 1300778628

Email: jeremy@actionsheds.com.au

Address: 1/55 Erceg Road, Yangepup, WA, PC: 6164

Produced by Endurance TruQuote v3.0.0.9



CLIENT NAME:

Peter Johns

SITE ADDRESS:

Halligan Street
Moora, WA, PC: 6510

TITLE:

PLAN VIEW

QUOTE No:

ASHUD33497

SCALE:

NTS

REV:

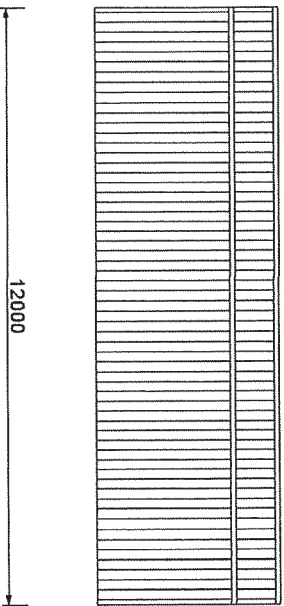
A

DATE:

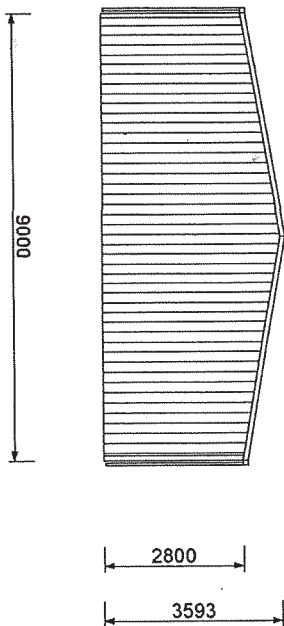
02/04/2019

PAGES:

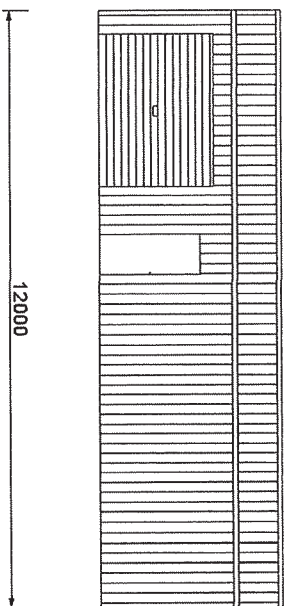
01 of 01



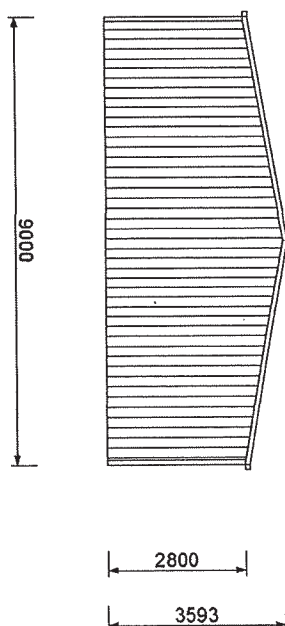
Back



Left



Front



Right

Company: Action Sheds
Phone: 1300778628
Email: jeremy@actionsheds.com.au
Address: 1/55 Ericg Road, Yangebup, WA, PC: 6164



CUSTOMER NAME: **Peter Johns**
BRIEF ADDRESS: **Halligan Street
Moora, WA, PC: 6510**

ELEVATIONS			REV.
QUOTE NO.	SCALE	NTS	A
DATE	PAGES	01 of 01	