



Town of Narrogin

MINUTES

ORDINARY COUNCIL MEETING

8 JULY 2014

COMMENCING AT 7:30 PM

COUNCIL CHAMBERS
THE TOWN OF NARROGIN
89 EARL STREET
NARROGIN, WA 6312

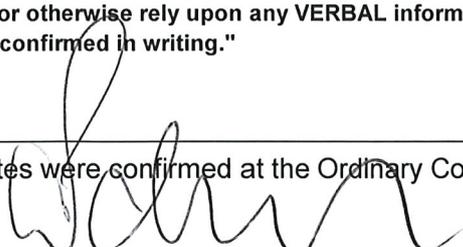
Meaning of and CAUTION concerning Council's "In Principle" support:

When Council uses this expression it means that: (a) Council is generally in favour of the proposal BUT is not yet willing to give its consent; and (b) Importantly, Council reserves the right to (and may well) either decide against the proposal or to formally support it but with restrictive conditions or modifications.

Therefore, whilst you can take some comfort from Council's "support" you are clearly at risk if you act upon it before Council makes its actual (and binding) decision and communicates that to you in writing.

Disclaimer:

"Warning - Verbal Information & Advice: Given the inherent unreliability and uncertainty that surrounds verbal communication, the Town strongly recommends that, if a matter is of importance to you, then you should NOT act upon or otherwise rely upon any VERBAL information or advice you receive from the Town unless it is first confirmed in writing."

<p>These minutes were confirmed at the Ordinary Council meeting held on July 22nd 2014</p> <p>Signed  Date.....</p> <p>(Presiding Member at the meeting at which minutes were confirmed)</p>
--

ORDINARY COUNCIL MEETING Minutes

8 JULY 2014

1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS

Deputy Mayor Cr Paternoster opened meeting at 7:29 PM.

2. RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE

In Attendance:

Deputy Mayor Cr Paternoster

Cr Ward

Cr Bartron

Cr Kain

Cr McKenzie

Mr Cook

Chief Executive Officer

Mr Bastow

Director Corporate and Community Services

Ms French

Executive Assistant

Ms Russell

Records Management Officer

Ms Guy

Manager Community Development

Mr Peter White

Member of the Public

Mayor Ballard

Leave of Absence

Cr Schutz

Leave of Absence

Apologies were received from:

Cr Russell

Mr Robinson

Director Technical and Environmental Services

3. DECLARATION OF INTEREST BY ELECTED MEMBERS AND COUNCIL EMPLOYEES IN MATTERS INCLUDED IN THE MEETING AGENDA

Nil

4. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil

5. PUBLIC QUESTION TIME

- Mr Peter White from James Street Narrogin enquired when the Electors meeting is planned to occur.
- CEO responded to say the Budget will be adopted in next few weeks, and the work will commence on the Annual Financial Statements immediately and, as

such, cannot give a definitive date until process is complete but it is hoped to be completed before Christmas.

6. APPLICATIONS FOR LEAVE OF ABSENCE

Nil

7. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

COUNCIL RESOLUTION 0714.88

Moved: Cr Ward

Seconded: Cr Kain

That Council:

Accept the minutes of the Ordinary Council Meeting held on 24 June 2014 and be confirmed as an accurate record of Proceedings.

CARRIED 5/0

8. ANNOUNCEMENTS BY THE PERSON PRESIDING WITHOUT DISCUSSION

Nil

9. PETITIONS/DEPUTATIONS/PRESENTATIONS/SUBMISSIONS

Nil

10. MATTERS WHICH REQUIRE DECISIONS

Table of Contents

10.1 DEVELOPMENT AND TECHNICAL SERVICES.....	5	
10.2.312	PROPOSED COMMERCIAL VEHICLE PARKING AREA NARROGIN MOTEL – No 60 WILLIAMS ROAD, NARROGIN.....	5
10.2.313	PROPOSED STAGE 1 REDEVELOPMENT OF NARROGIN TOYOTA NO 162 (LOT 5) FEDERAL STREET, NARROGIN	11
10.2.314	PROPOSED STORAGE UNITS – NO 1A (LOT 1567) FELSPAR STREET, NARROGIN	24
10.2 CORPORATE AND COMMUNITY SERVICE	34	
10.2.315	NARROGIN REGIONAL LEISURE CENTRE MEMBERSHIP WRITEOFF	34
10.2.316	ALLOCATION OF 2012/13 COUNTRY LOCAL GOVERNMENT FUND PROJECTS.....	37
10.2.317	AGENDA RESERVE ACCOUNTS.....	40
10.2.318	TOWNSCAPE ADVISORY COMMITTEE PROPOSED TERMS OF REFERENCE.....	41
11.	ELECTED MEMBER’S MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	47
12.	NEW BUSINESS OF AN URGENT NATURE APPROVED BY THE PERSON PRESIDING OR BY DECISION OF THE MEETING	47
13.	CLOSURE OF MEETING.....	47

10.1 DEVELOPMENT AND TECHNICAL SERVICES

10.2.312 PROPOSED COMMERCIAL VEHICLE PARKING AREA – NARROGIN MOTEL – No 60 WILLIAMS ROAD, NARROGIN

File Reference: A304500 & IPA143866
Disclosure of Interest: Nil
Applicant: Brian Seale for Churchill Custodians Pty Ltd
Previous Item Nos: Nil
Date: 3rd July 2014
Author: Brian Robinson – Director Technical & Environmental Services

Attachments:

Copy of Application for Planning Consent and supporting correspondence.

Summary:

Council is requested to consider an application for planning consent for approval to the establishment of Commercial Vehicle Parking within the Narrogin Motel.

Background:

At its 24th June 2014 meeting, Council considered legal advice provided by McLeods Barristers and Solicitors in respect of the parking of commercial vehicles on land within the Town that is zoned "Other Residential" under Town Planning Scheme No 2.

As reflected in the opinion from McLeods, Council was advised that it was possible for the Town of Narrogin to relax the provisions of Town Planning Scheme No 2 relating to the parking of commercial vehicles in the "Other Residential Zone" when considering an application for planning consent.

An application form and supporting correspondence has now been submitted on behalf of the motel owners seeking approval to the Parking of Commercial Vehicles on the site. A copy of the application form and supporting correspondence are attached.

In order to limit the impact of commercial vehicle traffic on the adjacent residential area north of the Motel, the applicants propose the erection of signage directing traffic to use Williams Road. Additionally the owners refer to the construction of reconstituted limestone block fencing to reduce any potential noise or visual impact associated with the parking of commercial vehicles.

Whilst the supporting correspondence provides some details regarding the proposal, plans specifying a suitable area for the parking of commercial vehicles had not been provided at the time of writing this report.

Comment:

Approved parking areas within the Narrogin Motel Grounds are currently limited to standard car parking bays, with each bay being 2.5m by 5.5m. The size and design of these bays is not conducive to the parking of larger vehicles.

As Councillors are aware, the motel is often patronised by contractors temporarily visiting Narrogin or the surrounding district. From discussions held with representatives of the motel owners, it is understood that they wish to identify several areas within the property to cater for the parking of larger commercial vehicles.

Whilst the owners of the motel have sealed a larger area in the south east corner of the site for the parking of commercial vehicles, this use is yet to be approved.

As stated by McLeods in their recent advice, Council may, in accordance with Part 6.2 of TPS No 2, relax a standard requirement or standard identified by the Scheme provided that it is satisfied that:

- i) The approval would be consistent with the orderly and proper planning of the locality and the objectives of the scheme;
- ii) The non-compliance will not adversely affect the occupiers or inhabitants of the area; and
- iii) The spirit and purpose of the requirements will not be reasonably be departed from.

In the authors opinion the granting approval to the unregulated parking of commercial vehicles would be contrary to the spirit and purpose of the requirements.

It is therefore recommended that approval to the parking of commercial vehicles must be restricted to specifically identified commercial vehicle parking areas and/or bays. On this basis it is recommended that the applicant be requested to provide an appropriate plan detailing such areas and or commercial vehicle parking bays.

Given the potential for the parking of commercial vehicles to impact on the amenity of the adjacent residential properties, it is recommended that Council advertise its intent to consider the application once an appropriate plan has been received.

Consultation:

- Chief Executive Officer – Aaron Cook
- The landowner/applicant.

Statutory Environment: - Town Planning Scheme No 2.

Policy Implications: - Nil

Financial Implications:

The applicant has paid the application fee in accordance with the Town of Narrogin's adopted schedule of fees and charges for the 2013/14 financial year. Pursuant to clause 6.3.6 the applicant will also be responsible for the costs associated with advertising of the proposal.

Strategic Implications:

Council's determination of the application will set a precedent for how similar applications will be processed and determined in the future.

Voting Requirements:

Simple Majority

COUNCIL RESOLUTION 0714.89

Moved: Cr Bartron

Seconded: Cr McKenzie

That Council:

1. Defer consideration of the proposed Parking of Commercial Vehicles at No 60 Williams Road, Narrogin pending:
 - a. Receipt of a suitable site plan detailing those areas and parking bays to be established for the parking of commercial vehicles on site and a full list of modifications to be made;
 - b. Advertising of the application for public comment over a 21 days period in accordance with part 6.3 of Town Planning Scheme No 2.
2. Await a further report on the application following the completion of point 1 above to the satisfaction of the Chief Executive Officer.

CARRIED 5/0



Town of Narrogin

TOWN PLANNING SCHEME NO. 2 DISTRICT SCHEME

APPLICATION FOR PLANNING CONSENT

I/We BRIAN WILKINSON & SONS CHURCHILL CUSTODIANS PT LTD for OAKLANDS INV. 'WA' PTY LTD
 (Full Name of Applicant)
 of PO BOX 513 NARROGIN WA Postcode 6312
 (Address for Correspondence)

hereby apply for planning consent to:

- (1) use the land described hereunder for the purpose of TRUCK (COMMERCIAL VEHICLE) PARKING
- (2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies attached).

The existing use of the land is: MOTEL SITE

The approximate cost of the proposed development is: \$ 10,000

The estimated time of completion is: 24 MONTHS

The approximate number of persons to be housed/~~employed~~ when the development is completed is: 46 (APPROXIMATELY)

TITLES OFFICE DESCRIPTION OF LAND

LOCALITY PLAN

(Indicate distance to nearest intersecting street)

HOUSE NO: 56-60 STREET: WILLIAMS ROAD - NARROGIN

LOT NO: 465, 452, 456 PLAN OR DIAG: (LOT 1) 3058, 5382

LOCATION NO: _____ 1658 775
 1658 776
 CERTIFICATE OF TITLE: VOLUME: 1658 FOLIO: 774

LOT DIMENSIONS

(465) (452) (451)
 SITE AREA: 1785 m² . 2407 m² . 2261 m² square metres
 FRONTAGE: 21.06 . 28.77 . 26.59 metres
 DEPTH: 87.13 . 88.34 . 91.85 metres

NARROGIN MOTEL

& Licensed Restaurant

56 Williams Road (PO Box 513)
NARROGIN 6312 Western Australia



Phone (08) 9881 1660

Fax (08) 9881 3008

reception@narroginmotel.com.au

SCANNED

Town of Narrogin	
RECEIVED	
Directed to	Brian
Ref No.	25 JUN 2014
Property File	IP143866
Subject File	7.3.1
C Point No.	

The Chief Executive Officer

Town of Narrogin

Earl St.

NARROGIN W.A. 6312

APPLICATION FOR PLANNING CONSENT

- Attn. Brian Robinson

Dear Aaron,

I refer to the above and a recent discussion from last week with Mr Robinson regarding the issue of commercial parking of vehicles in a "Residential - Other" area and submit an application form together with the required fee of \$147 as required, seeking council authority to permit the parking of commercial vehicles in the Narrogin Motel grounds under the provisions of clause 6.2.1.

We recognize the issue of placarded vehicles represents special provisions for the "Carrying of Dangerous Goods (i.e.) bitumen, where we are keen to work co-operatively with council in this regard and will be guided as by your office in this matter as to suitable parking accommodation, where I understand arrangements are in hand with various agencies to assist in this regard. However, it is felt that this application may suffice the interim needs until the review of the scheme is concluded.

Accordingly, we understand opportunity exists for council to relax the provisions of the Town Planning Scheme No 2, under clause 3.1.6 where we request consideration to this application for a period not exceeding two years, following which the review of the Scheme will be processed and the use of this site will be edited to "Tourist" area, which will negate the existing issue of commercial parking.

Thus, this application assists in community harmony during this transitional period.

It is further mentioned that our motel is situate on three separate certificates of titles, where we acknowledge this is a contravention of the building code and although this aspect should have been addressed with your office some years ago, and was not, nevertheless we commit to merging these into one title, so power cables, water lines, telephone lines (etc) presently crossing title boundaries

will no longer represent a breach of the legislation. Thus we commit to your office to address this reformation within the next 24 months.

Similarly, we are desirous of constructing a fence in re-constituted limestone at both the South end (Williams Road) and Northern end (Sydney Hall Way), where this will contribute to the beautification of the site and in the noise retarding of vehicles starting in the morning. We have shown Mr Brian Robinson a photo of the design we have in mind and although we have not yet submitted a formal application to council, he intimated the design is likely to be suitable, subject to a formal application. In this regard, we will happily be guided by council in this matter and will gladly accept the decision of your office as to our application for fencing in due course following our submission, which is likely to be within the next few weeks. The corollary to this concept is that to construct the fence to prevent footpath users potentially falling into the rose bed on our property, is that the garden bed at the Southern end (Williams Road) will be damaged in the process of construction of the fence and we will likely remove this garden bed, though a strategy for replacement shrubs and potted plants in various locations on our grounds is in hand to contribute positively to the beautification of the site. This process for beautification will also be with formal application to your office for consideration and/or guidance. This fencing and beautification will likely take two years to fund, though we feel it is a step in the right direction for all concerned and seek permission to progressively proceed with this project over a term of two years. Formal application will follow shortly.

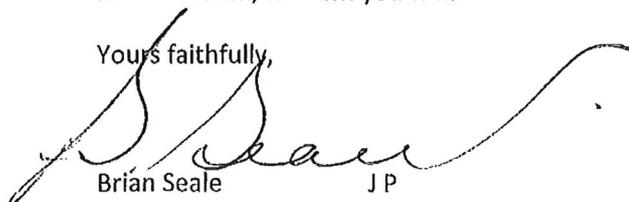
Notwithstanding the constant vehicular traffic currently existing in Sydney Hall way in the early morning resulting from service deliveries twice per week to the Nursing home adjacent to our motel contributing to the untenable noise levels in that area, we feel that by our assisting in controlling the access and egress by our patrons from our motel into and exiting to Sydney Hall way, that we propose large painted directional signs on our car-park bitumen guiding that access should only be via Williams road, should limit some vehicular traffic. Whilst it is possible some patrons will not acquiesce to this guidance; if most patrons are amenable, then we will feel we have applied our best endeavours possible and contributed positively to the noise reduction aspect and hopefully assist in the complaint reductions issue for your office.

We will contract the Council to paint these signs as a private works arrangement, if your office is agreeable, otherwise private contractors will be engaged for this purpose.

Accordingly, we await your advices in due course as to our application to continue parking of commercial vehicles in the Narrogin Motel, pending review of the T.P.S. No 2.

In the interim, we wish you well

Yours faithfully,



Brian Seale J P

June 23rd, 2014

**10.2.313 PROPOSED STAGE 1 REDEVELOPMENT OF NARROGIN TOYOTA
NO 162 (LOT 5) FEDERAL STREET, NARROGIN**

File Reference: A170400 & IPA143881
Disclosure of Interest: Nil
Applicant: Roby Architects
Previous Item Nos: Nil
Date: 3rd July 2014
Author: Brian Robinson, Director Technical & Environmental Services

Attachments:

Copy of application for Planning Consent and reduced copy of plans.

Summary:

Council is requested to consider an application for planning consent seeking approval to stage 1 of a major redevelopment of Narrogin Toyota consisting of new workshop and service department at the rear of the property.

Background:

The subject land is a 6,374m² property located on the western side of Federal Street located immediately north of the Town Commonage.

The site is currently developed with the Narrogin Toyota Car Dealership, which consists of a showroom/office building fronting Federal Street and open air used car display area. A workshop and service department are located to the rear of the showroom.

As Councillors may be aware, the owners of the property have, in consultation with Toyota, been developing a proposal for redevelopment of the site over the past few years.

An application has now been received seeking to commence stage 1 of the redevelopment, which is to consist of substantial earthworks and the following new infrastructure:

A new workshop/Service Department

The new workshop/service department will be located in the north west corner of the site with zero setbacks to the rear and northern side boundary. With an area of 1,175m², the new workshop will be substantially larger than the current facilities, which will contain:

- a) 15 service bays, four of which will have vehicle hoists;
- b) A new service and parts department and associated facilities; and
- c) A new tool store, ablutions and staff room;

A portico will be constructed on the south eastern corner of the workshop with access from the existing central driveway.

New Oils and other Materials storage

Three enclosed storage bays (each being 4m by 7m) will be physically attached to the south western corner of the workshop. These bays, which will be accessed via roller doors are identified on the submitted plans as being for Oils and other materials. These bays will also be constructed with a nil setback to the rear boundary.

New Vehicle Wash-down & General Storage Facilities

A new 6 metre deep, 34 metre long building (204m²) will be constructed in the south west corner of the property with nil setbacks to the rear and southern side boundary.

This new building will contain three car wash bays and general storage facilities.

A new vehicle storage area and 6 customer parking bays will also be established as part of Stage 1 to facilitate the redevelopment of the balance of the property.

Discussions held with the applicant and owner; indicate that once constructions of the new buildings have been completed, an application will be made to replace the existing showroom and offices. Following the completion of Stage 1, a new showroom/office development will be constructed between Stage 1 and the existing showroom. The existing showroom will then be demolished and established as a new open air display area.

Comment:

The provisions of Town Planning Scheme No 2 include the subject land within the "Other Commercial Zone". Motor Vehicle Sales are a permitted use within the Other Commercial Zone. That is a use which is permitted subject to compliance with the identified development standards.

To assist Council in determining this application, the following comments are offered:

Setbacks

As identified in the Zoning and Development Table relating to the "Other Commercial" Zone, the following setbacks are normally required:

Front: 11 metres
Rear: 7.5 metres; and
Sides: 5 metres one side.

As detailed in the background section of this report, it is proposed to construct the new development with nil setbacks to the rear and both side boundaries. The application as submitted therefore does not comply with the normal prescribed standards.

Pursuant to clause 6.2.1 of the scheme "*If a development is the subject of an application for planning consent and does not comply with a standard or requirement prescribed by the Scheme*" Council may still approve the application subject to appropriate provisions provided that it is satisfied that:

- iv) The approval would be consistent with the orderly and proper planning of the locality and the objectives of the scheme;
- v) The non-compliance will not adversely affect the occupiers or inhabitants of the area; and
- vi) The spirit and purpose of the requirements will not be reasonably be departed from.

In this case, Crown land abuts the southern side and rear of the property. Furthermore that portion of the proposed workshop abutting the northern side boundary will abut an existing Right of Way. A relaxation of the required setbacks to the rear and side boundaries will not detrimentally impact on the amenity of the adjacent land or nearby residents.

Car Parking

In accordance with Town Planning Scheme No 2 car parking is normally required to be provided at a rate of 1 carbay per 100m² for uses which do not involve retail sales.

With a total floor area of 1,463m² a total of 15 carbays would normally be required. Although it is proposed to provide only 6 dedicated customer parking bays are proposed, additional parking will be available within both the proposed portico and vehicle storage areas ensuring that adequate parking is available.

Landscaping

The scheme provisions relating to the "Other Commercial" Zone stipulate that 20% of the site is to be landscaped. As detailed in clause 3.4.2 of the Scheme, landscaping may consist of open areas *designed, developed and maintained as garden planting and areas for pedestrian use.* Although areas for pedestrian use are proposed as part of stage 1, stage 1 of the development does not contain 20% landscaping.

Given that the proposed development is located at the rear of the property, it is recommended that compliance with this requirement be deferred and address as part of the future stages. This will ensure that the majority of the landscaping is located toward the sites frontage to Federal Street.

Building Materials

It is proposed that the majority of Stage 1 of the redevelopment will be constructed using colourbond walls and roofing, consistent with the corporate colours for Toyota. The proposed portico/Service drop of canopy will be constructed using other cladding materials. The Structures will be insulated.

Ultimately the majority of the Stage 1 redevelopment will be screened from public view. Given this and the fact that the proposed form of construction is consistent with standards normally applicable to workshops, no objection is raised to the proposed materials.

Drainage

There are some drainage issues associated with the current development which slopes from the rear down towards Federal Street. The applicant is aware of these issues and is ensuring that they will be addressed as part of the redevelopment.

Consultation:

- Chief Executive Officer, the landowner and applicant/architect.

Statutory Environment:

In preparing the now submitted application, the applicant has been liaising with the author of this report. Whilst some relaxation of standards is required in order to approve the development, the application generally complies with the requirements of Town Planning Scheme No 2.

Given that the relaxations will not detrimentally impact on the adjacent land, it is recommended that the application be conditionally approved.

Policy Implications: - Nil**Financial Implications:**

The required application fee has been paid in accordance with the Towns adopted Schedule of Fees for the 2013/14 financial year.

Strategic Implications:

The Narrogin Toyota site is a strategic one located on the southern entrance to the Town. Given the age and appearance of the current development, redevelopment of the site is encouraged.

Voting Requirements: - Simple Majority

COUNCIL RESOLUTION 0714.90

Moved: Cr Kain**Seconded: Cr Ward**

That Council:

Approve Stage 1 of the redevelopment of Narrogin Toyota at No 162 (Lot 5) Federal Street as submitted subject to compliance with the following conditions:

1. *This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to Council, is granted by it in writing.*
2. *The development hereby approved shall occur generally in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.*
3. *The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:*

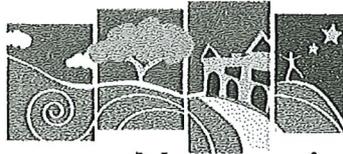
- i. *Be designed, constructed, drained and marked to the satisfaction of the Council prior to the commencement of the use hereby permitted.*
 - ii. *Thereafter be maintained to the satisfaction of the Council.*
 - iii. *Be made available for such use at all times and not used for any other purpose.*
 - iv. *Be properly formed to such levels that it can be used in accordance with the plan.*
4. If lighting is to be installed to the car parking area then it is to be installed to the satisfaction of the Town of Narrogin.
 5. *Parking areas are not to be used for general storage or any purpose other than the parking of motor vehicles.*
 6. All stormwater and drainage run off to be contained on site or connected to a council stormwater legal point of discharge.
 7. The proposed development being connected to the Water Corporations reticulated Sewerage service.
 8. The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason or appearance or the emission of smoke, fumes, noise, vibration, odour, vapour, dust, waste water, waste products or otherwise.
 9. Containment of all vehicle cleaning and wash-down areas and direction of waste materials to a suitable waste treatment facility (for instance a triple-interceptor) to the satisfaction of the Town of Narrogin.
 10. No polluted drainage shall be discharged beyond the boundaries of the land from which it emanates or into watercourse or easement drain, but shall be so treated and/or absorbed on that lot to the satisfaction of Council.
 11. Rubbish bin stores or bin storage areas shall be provided and constructed to requirements of the Town of Narrogin's Environmental Health Officer.
 12. Each bin store shall be curbed to prevent entry of surface stormwater or groundwater and shall be roofed if over 17m² in area.
 13. The office space within the factory shall not be subleased, without the prior approval of Council.

Advice to Applicant:

1. Any use, additions to and further intensification of any part of the development or land which is not in accordance with the original application or conditions of approval shall be subject to a further development application and consent for that use.
2. It is recommended that prior to the commencement of works on site, the boundaries should be established by a suitably qualified surveyor.

3. The applicant is requested to ensure that landscaping requirements specified by Town Planning Scheme No 3 are addressed within the future proposed Stage 2 and 3 of the redevelopment.

CARRIED 5/0



Town of Narrogin

Town of Narrogin
RECEIVED

Directed to Brian

26 JUN 2014

Ref No. 1PA143881

Property File _____

Subject File 7.3.1

C Point No. _____

TOWN PLANNING SCHEME NO. 2 DISTRICT SCHEME

APPLICATION FOR PLANNING CONSENT

I/We FOXBY ARCHITECTS
(Full Name of Applicant)

of 40 B BARNETT ST WARRIBONG Postcode 6007
(Address for Correspondence)

hereby apply for planning consent to:

- (1) use the land described hereunder for the purpose of
CAR DEPARTMENT
- (2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies attached).

The existing use of the land is: CAR DEPARTMENT

The approximate cost of the proposed development is: \$ _____

The estimated time of completion is: _____

The approximate number of persons to be housed/ employed when the development is completed is: 4 million

TITLES OFFICE DESCRIPTION OF LAND

LOCALITY PLAN

(Indicate distance to nearest intersecting street)

HOUSE NO: 162 STREET: FEDERAL ST

LOT NO: 5 PLAN OR DIAG: _____

LOCATION NO: _____

CERTIFICATE OF TITLE: VOLUME: _____ FOLIO: _____

LOT DIMENSIONS

SITE AREA: _____ square metres

FRONTAGE: _____ metres

DEPTH: _____ metres

AUTHORITY

SIGNATURE OF APPLICANT: _____ DATE: _____

NOTE: WHERE THE APPLICANT IS NOT THE OWNER THE OWNER'S SIGNATURE IS REQUIRED.
NOTE: NOTE: ALL OWNERS OF THE PROPERTY MUST SIGN THIS APPLICATION FORM. WHERE PROPERTY IS OWNED BY A COMPANY, AT LEAST TWO DIRECTORS OF THE COMPANY MUST SIGN THE APPLICATION.

SIGNATURE OF OWNER:  _____ DATE: 16-6-2014

NOTE: THIS FORM IS TO BE SUBMITTED IN DUPLICATE, TOGETHER WITH THREE COPIES OF PLANS, COMPRISING THE INFORMATION SPECIFIED IN THE PARTICULARS REQUIRED WITH APPLICATION OUTLINED BELOW.

THIS IS NOT AN APPLICATION FOR A BUILDING LICENCE

PARTICULARS REQUIRED WITH APPLICATION FOR PLANNING CONSENT

Where an application involves the erection or alteration of a building or a change in levels of a site, the plans accompanying an application for planning consent shall, unless specifically exempted by the Council:

- (a) indicate the position and describe the existing buildings and improvements on the site and indicate those which are to be removed;
- (b) indicate the position and describe the buildings and improvements proposed to be constructed, their appearance, height and proposed uses in relation to existing and proposed contours;
- (c) indicate the position, type and height of all existing trees on the site and indicate those to be retained and those to be removed;
- (d) indicate the areas to be landscaped and the location and type of shrubs, trees and other treatment proposed;
- (e) indicate site contours and details of any proposed alteration to the natural contour of the area;
- (f) indicate car parking areas, their layout and dimensions and accessways and the position of existing and/or proposed crossovers; and
- (g) indicate site dimensions and be to metric scale.

FOR OFFICE USE ONLY

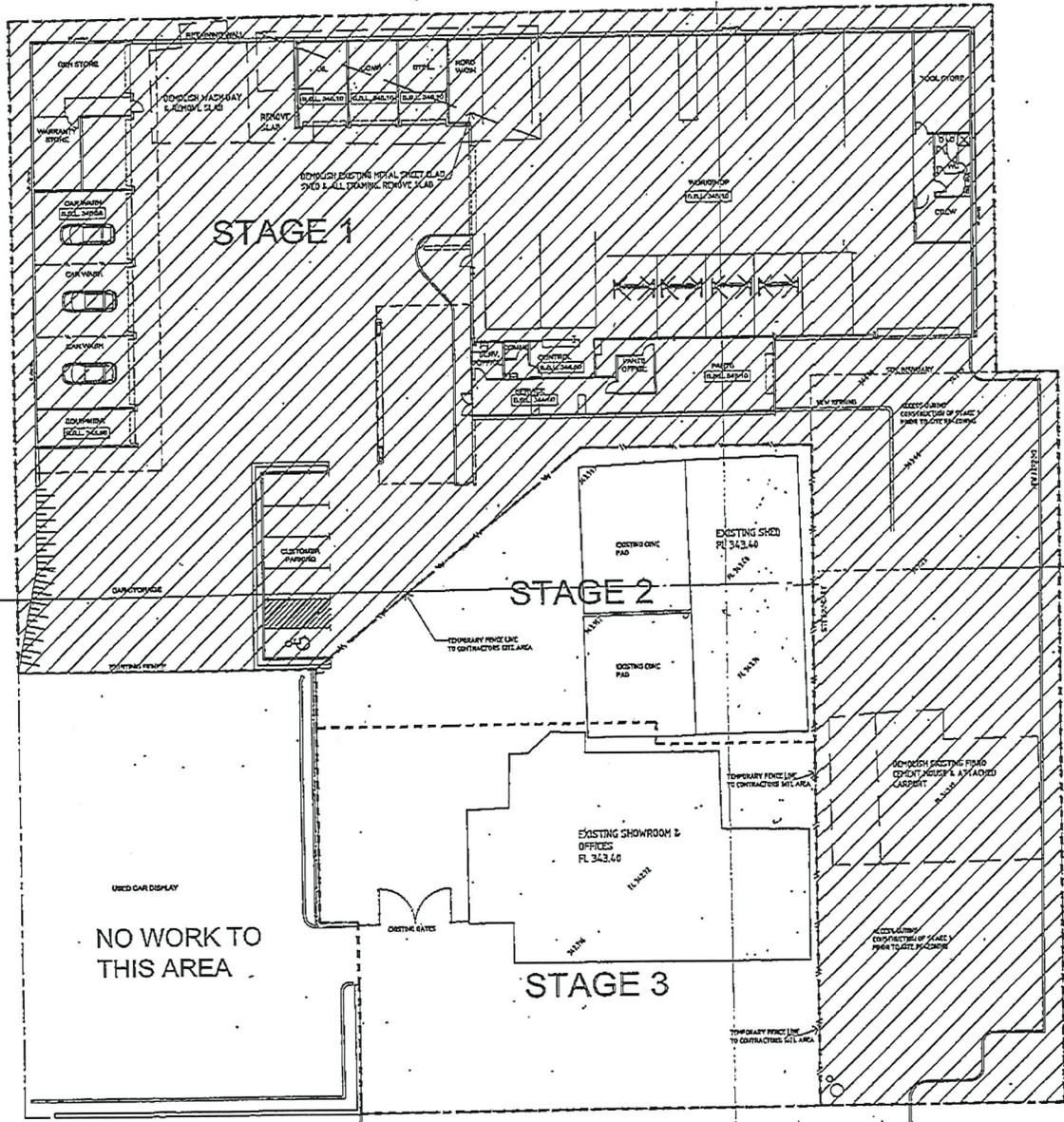
File Reference: _____

Application Number: _____

Date Received: _____

Date of Approval / Refusal: _____

Date of Notice of Decision: _____



1 SITE PLAN
SCALE 1:200

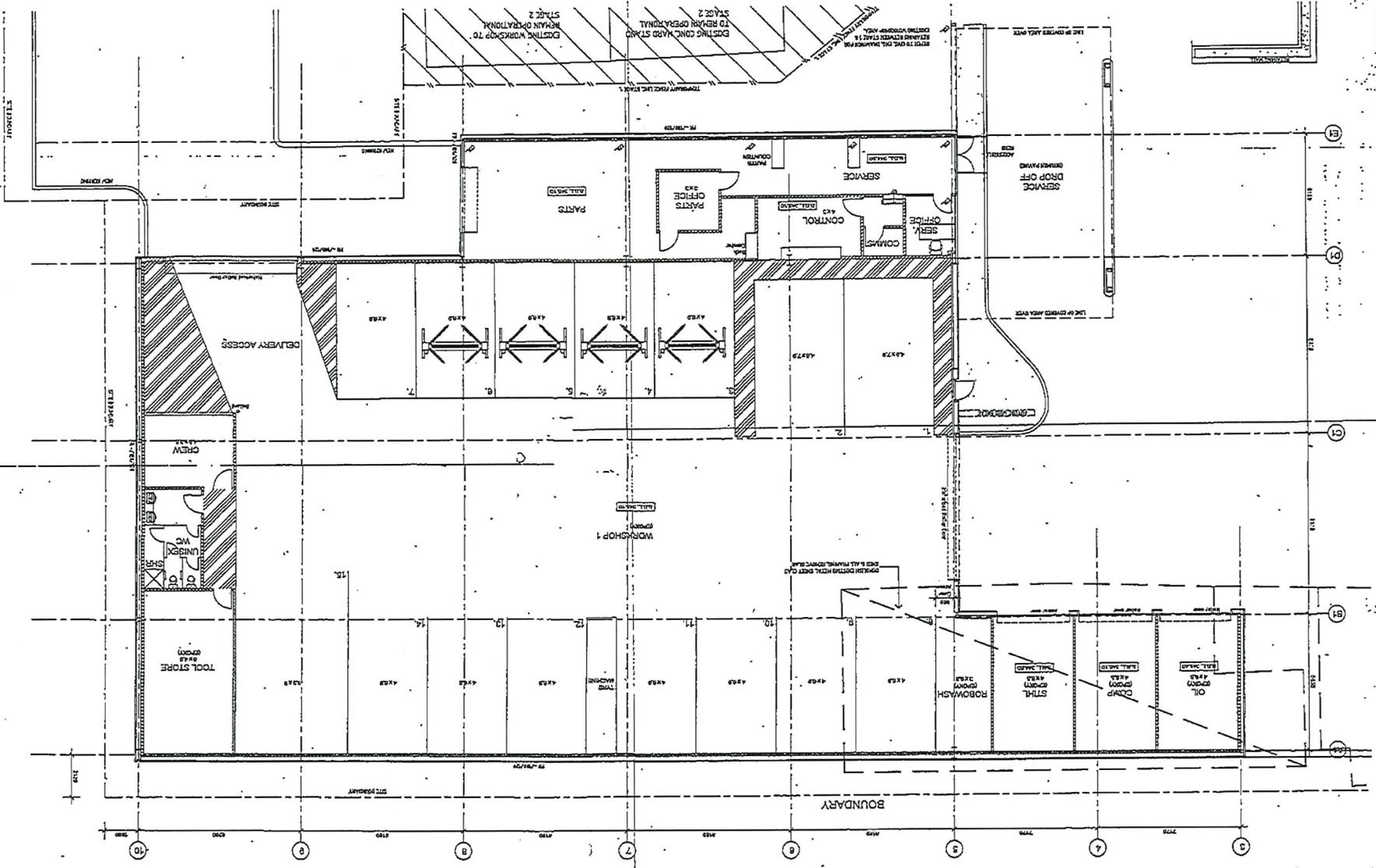
REVISIONS	
C	12/06/14 CLIENT APPROVAL ON ISSUE
B	23/06/14 CLIENT APPROVAL ON ISSUE
A	22/06/14 ISSUED TO CIVIL ENG.

roxby
Architects
ROXBYS ARCHITECTS
1022 JARDINE ST, JOHANNESBURG, 2004
TEL: (08) 9240 4040 FAX: (08) 9240 4044
TYPED DRAWINGS AND COMMENTS ARE SOLELY THE PROPERTY OF ROXBYS ARCHITECTS. © 2014 R.A. LTD.

CLIENT:
WALLY CYBULA
LOCATION:
152 FEDERAL ST
NARROGIN WA
PROJECT TITLE:
NARROGIN
TOYOTA STAGE 1.
DRAWING NAME:
PROPOSED
STAGING PLAN

SCALE:	1:100 @ A1	PLLOT SCALE:	
ISSUED:		APPROVED:	
CHECKED:		CAD FILE No.:	
DATE:	MAY 2014		

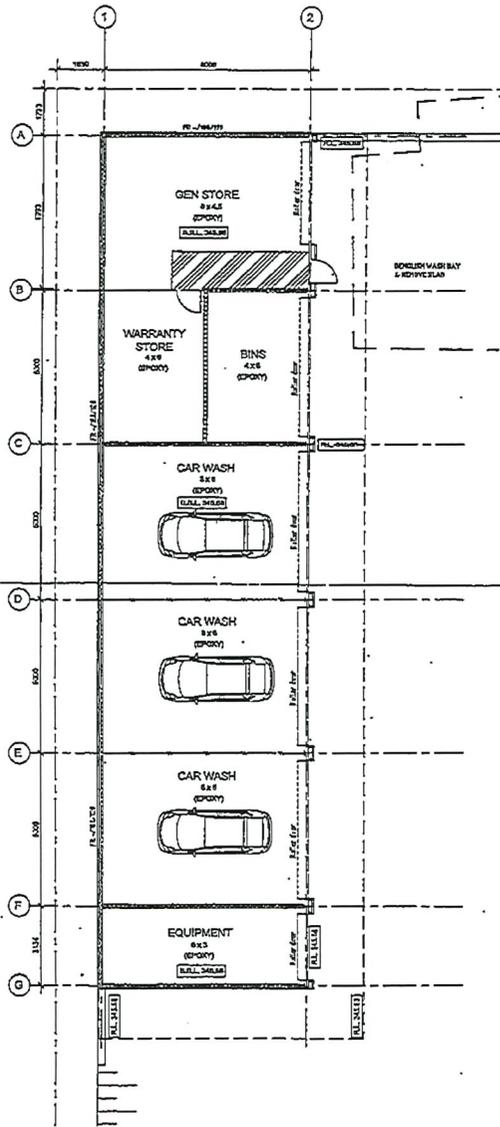
JOB No.: 12312 DRAWING No.: SK,01.2 ISSUE: C



JOB No. 1	12312
DRAWING No.	SK03
DATE:	14/07/2014
CHECKED:	14/07/2014
DATE:	14/07/2014
SCALE:	1/100
PROPOSED:	FLOOR PLAN PART 2
DRAWING NAME:	TOYOTA STAGE 1
PROJECT TIME:	NARROGIN
LOCATION:	152 FEDERAL ST NARROGIN WA
CLIENT:	WALLY CYBULA
ARCHITECTS:	ROXBY ARCHITECTS
REVISIONS:	
A. 14/07/14	CLIENT APPROVAL
B. 14/07/14	CLIENT APPROVAL
C. 14/07/14	CLIENT APPROVAL
D. 14/07/14	CLIENT APPROVAL
E. 14/07/14	CLIENT APPROVAL

FOR CLIENT APPROVAL
DATE: _____
SIGNATURE: _____

Ordinary Council Meeting 8 July 2014



1 PROPOSED FLOOR PLAN PART 3
SCALE 1:100

FOR CLIENT APPROVAL

SIGNATURE _____ DATE _____

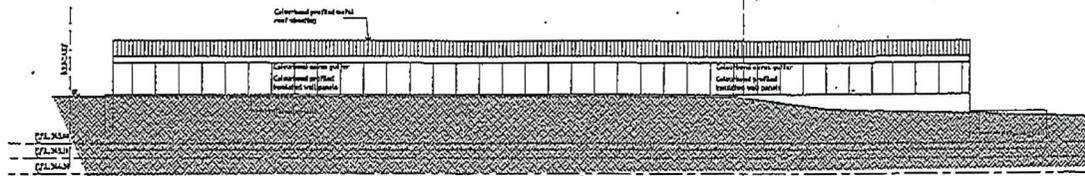
REVISIONS	

roxby
Architects
ROXBYS ARCHITECTS
120 JERSEY ST, JOHNSMANT WA 8014
TEL (08) 9280 4243 FAX (08) 9280 4544
WEBSITE: WWW.ROXBY.COM.AU
REGISTRY: WA 111 125

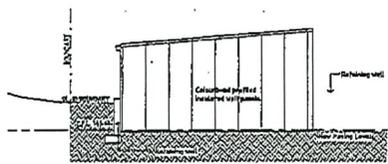
CLIENT: WALLY CYBULA
LOCATION: 162 FEDERAL ST NARROGIN WA
PROJECT TITLE: NARROGIN TOYOTA STAGE 1.
DRAWING NAME: PROPOSED FLOOR PLAN PART 3

SCALE: 1:100 @ A1 PLOT SCALE: APPROVED: CAD FILE NO.:
DRAWN: CHECKED: DATE: 04/07/2014

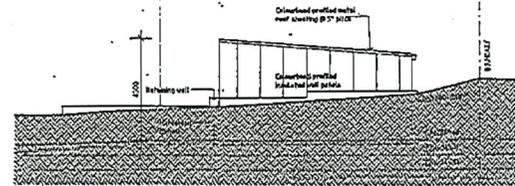
JOB No.: 12312 DRAWING No.: SK.04 ISSUE: C



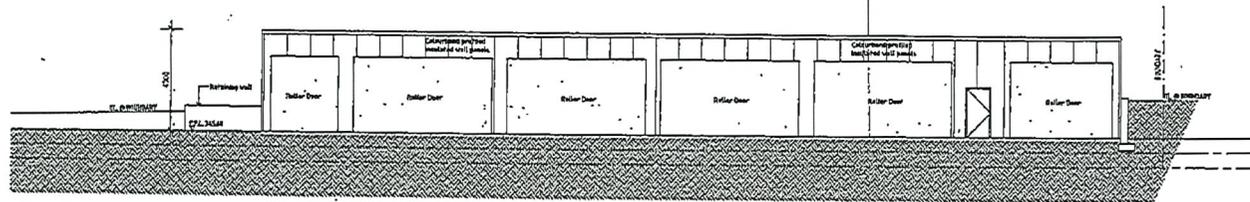
1 PROPOSED SOUTH ELEVATION - CAR WASH AND STORAGE FACILITIES
SCALE 1:100



2 PROPOSED EAST ELEVATION - CAR WASH AND STORAGE FACILITIES
SCALE 1:100



3 PROPOSED WEST ELEVATION - CAR WASH AND STORAGE FACILITIES
SCALE 1:100



4 PROPOSED NORTH ELEVATION - CAR WASH AND STORAGE FACILITIES
SCALE 1:100

FOR CLIENT APPROVAL

SIGNATURE _____ DATE _____

Ordinary

REVISIONS	
B	ISSUED CLIENT APPROVAL / REDRAWN LAYOUT
A	01/04/13 CLIENT APPROVAL

roby
Architects
ROBY ARCHITECTS
1/200 DENBY ST. NARROGIN WA 6344
Ph (08) 9380-4040 Fax (08) 9380-4044
THESE DRAWINGS ARE COPYRIGHT AND REMAIN THE PROPERTY OF ROBY ARCHITECTS. ENCL 011-113

CLIENT:
WALLY CYBULA
LOCATION:
162 FEDERAL ST
NARROGIN WA
PROJECT TITLE:
NARROGIN
TOYOTA STAGE 1.
DRAWING NAME:
PROPOSED
ELEVATIONS - SHEET 2

SCALE: 1:100 @ A1	PLOT SCALE:
DRAWN:	APPROVED:
CHECKED:	CAD FILE No.:
DATE: MAY 2014	

JOB No.:	DRAWING No.:	ISSUE:
12312	SK05.1	B

10.2.314 PROPOSED STORAGE UNITS – NO 1A (LOT 1567) FELSPAR STREET, NARROGIN

File Reference: A173100 & IPA143685
Disclosure of Interest: Nil
Applicant: P & F Kulker Building Contractors
Previous Item Nos: Nil
Date: 3rd July 2014
Author: Brian Robinson, Director Technical & Environmental Services

Attachments:

Copy of Application for Planning Consent dated 29th May 2014.

Summary:

Council is requested to consider an application for planning consent seeking approval to the construction of an additional 23 storage units on the subject land. An aerial photograph of the existing development.

Background:

The subject land is a 3,523m² property located on the southern side of Felspar Street, immediately east of the Narrogin railway line.

Currently approximately half of the site is developed with a storage unit development containing some 51 self-storage units of various sizes and an office. This existing development is concentrated on the western portion of the lot. Four parking bays servicing the development are located within the front setback to Felspar Street.

An aerial photograph showing the existing development is attached.

Approval is now being sought to construct an additional 23 storage units ranging from 4m² to 60m² in area, to be located in the south eastern portion of the site, with a nil setback to the rear and western side boundaries. A setback of 11.7 metres is proposed to the front boundary.

Plans submitted with the application demonstrate that if approved, the new units will be constructed of face brickwork and corrugated steel roofing. Access to the units will be provided via an extension of the existing internal driveway system.

Comment:

Town Planning Scheme No 2 includes the subject land within the "Light Industry Zone". Although self-storage units are not a listed use within the Light Industry such development is consistent with the Light Industry Zone.

To assist Council in determining the application, the following comments are offered:

Setbacks

As detailed in the Zoning and Development Table relating to the Light Industry Zone, Town Planning Scheme No 2 specifies that the following setbacks are normally required.

Front: 11 metres
Rear: 10 metres
Sides: 5m one side

Council previously approved the now existing development with a nil setback to the rear and western side boundaries. A setback relaxation was also granted to allow the existing office to be constructed with a setback of approximately 6m.

As detailed in the background section of the report, approval is now being sought for a nil setback to the eastern side boundary.

Pursuant to clause 6.2.1 of the scheme *"If a development is the subject of an application for planning consent and does not comply with a standard or requirement prescribed by the Scheme"* Council may still approve the application subject to appropriate provisions provided that it is satisfied that:

- vii) The approval would be consistent with the orderly and proper planning of the locality and the objectives of the scheme;
- viii) The non-compliance will not adversely affect the occupiers or inhabitants of the area; and
- ix) The spirit and purpose of the requirements will not be reasonably be departed from.

In this case, the eastern boundary of the subject land abuts a disused section of the Narrogin Railway Reserve. Given this a relaxation of the side setback will not detrimentally impact on the amenity of the area and is therefore supported.

As Council approval was previously granted to a nil rear setback, this aspect of the proposal is also supported.

Car Parking

The Zoning and Development Table relating to the Light Industry Zone prescribes that parking should be provided at a rate of 1 per 100m². However the Table also identifies in the "Other Remarks" section that Council may relax the parking standards for uses of low density that do not involve retail uses.

As detailed in the background section of this report, a total of 4 car parking bays are currently provided in the front setback to Felspar Street. These bays have been established with access directly off Felspar Street and do not provide any ability for vehicles to turn around prior to entering the street.

Given the low volume of traffic using this section of Felspar Street, this arrangement may be acceptable to Council. It is however considered that this parking area could be modified to accord with standard parking requirements. Modification of the bays is highly recommended given the proximity of the intersection with Francis Street.

In addition, it is recommended that dedicated parking bays are identified within site the site, to ensure that vehicles unable to park adjacent to the relevant storage unit have dedicated parking bays available to them.

Standard of Access ways

In approving the previous stage of development on site (15 units), at its September 2007 meeting, Council imposed condition No 5 which stated:

5. *Parking bays and ground treatment to be installed to the satisfaction of the Director Technical & Environmental Services within six months of the date of the planning approval.*

Inspection of the site confirms that the majority of the internal accessways within the property are of gravel construction.

It is recommended that a condition be imposed requiring the internal accessways to be upgraded to a sealed standard of construction. This standard of surface should be required to be established prior to use of the proposed 23 storage units commencing.

Landscaping

The provisions of TPS No 2 stipulate that 20% of a Light Industry site is landscaped. Consistent with this requirement, the September 2007 decision of Council imposed condition No 6, which states:

6. *Landscaping to be completed to the satisfaction of the Director of Technical & Environmental Services within six months of the date of planning approval.*

Despite the provisions of TPS No 2 and the previously imposed condition, inspection of the site and examination of aerial photography confirms that the internal development of the property currently contains no landscaping. A minimal strip of landscaping has been established between the front boundary fencing and the street.

Should Council approve the current application it is recommended that appropriate conditions be imposed to require upgrading of the landscaping within 60 days of the practical completion of the new development.

Access to Toilet

As reflected on the submitted plan, a toilet is currently located within the office portion of the existing development. However it appears that users of the facility attending the site after hours have no access to ablution facilities.

It is recommended that users of the storage units be afforded access to a toilet at all times when access is permitted.

Consultation:

- Chief Executive Officer – Aaron Cook and the applicant.

Statutory Environment:

The application is to be determined in accordance with Town Planning Scheme No 2.

Policy Implications: - Nil

Financial Implications:

The required application fee has been paid in accordance with the Town of Narrogin's adopted Schedule of fees and charges for the 2013/14 financial year.

Strategic Implications:

Compliance with landscaping and normal standards applicable to internal accessways is recommended in order to avoid an undesirable precedent being set.

Voting Requirements: - Simple Majority

COUNCIL RESOLUTION 0714.91

Moved: Cr McKenzie

Seconded: Cr Ward

That Council:

Approve the proposed additional 23 self-storage units at No 1A (Lot 1567) Felspar Street subject to compliance with the following conditions:

1. This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to Council, is granted by it in writing.
2. The development hereby approved shall occur generally in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.
3. Submission and approval of a detailed landscaping plan. Such plans to specify details of the vegetation and the landscaping, as shown and approved, to be established within 60 days of the practicable completion of the building and from then on maintained to the specification and satisfaction of the Town of Narrogin. Such landscaping is to be fully reticulated.
4. The existing landscaping being upgraded and proposals for further landscaping being submitted for approval by the Town of Narrogin prior to the issue of a building licence.
5. Provision being made within the site for the establishment of a minimum of 4 additional car bays for use of customers whilst access the storage units to the satisfaction of the Town of Narrogin.

6. Prior to commencement of the use of the storage units hereby approved, the existing four parking bays abutting Felspar Street shall be modified so as to facilitate vehicles entering and leaving the site in forward gear.
7. The area set aside for the parking of vehicles, together with the associated access lanes as delineated on the endorsed plan shall:
 - v. Be designed, constructed, drained and marked to the satisfaction of the Council prior to the commencement of the use hereby permitted.
 - vi. Thereafter be maintained to the satisfaction of the Council.
 - vii. Be made available for such use at all times and not used for any other purpose.
 - viii. Be properly formed to such levels that it can be used in accordance with the plan.
8. If lighting is to be installed to the car parking area then it is to be installed to the satisfaction of the Town of Narrogin.
9. Parking areas are not to be used for general storage or any purpose other than the parking of motor vehicles.
10. All stormwater and drainage run off to be contained on site or connected to a council stormwater legal point of discharge.
11. The proposed development being connected to the Water Corporations reticulated Sewerage service.
12. The office space within the factory shall not be subleased, without the prior approval of Council.

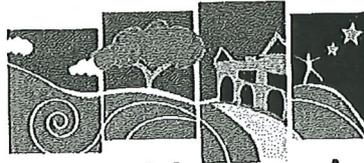
Advice to Applicant:

1. Any use, additions to and further intensification of any part of the development or land which is not in accordance with the original application or conditions of approval shall be subject to a further development application and consent for that use.
2. It is recommended that prior to the commencement of works on site, the boundaries should be established by a suitably qualified surveyor.

CARRIED 5/0

SCANNED

\$480.00



Town of Narrogin

Town of Narrogin RECEIVED	
Directed to	Brian
29 MAY 2014	
Ref No.	IPA143685
Property File	A173100
Subject File	
C-Point No.	

TOWN PLANNING SCHEME NO. 2
DISTRICT SCHEME

APPLICATION FOR PLANNING CONSENT

I/We P+F Kulkar Building Contractors
 (Full Name of Applicant)
 of PO BOX 526 NARROGIN, WA Postcode 6312
 (Address for Correspondence)

hereby apply for planning consent to:

- (1) use the land described hereunder for the purpose of
STORAGE UNITS
- (2) erect, alter or carry out development on land described hereunder in accordance with the accompanying plans (3 copies attached).

The existing use of the land is: STORAGE UNITS

The approximate cost of the proposed development is: \$ 150,000

The estimated time of completion is: Dec 2014

The approximate number of persons to be housed/ employed when the development is completed is: N/A

TITLES OFFICE DESCRIPTION OF LAND

LOCALITY PLAN

(Indicate distance to nearest intersecting street)

HOUSE NO: _____ STREET: _____

LOT NO: _____ PLAN OR DIAG: _____

LOCATION NO: _____

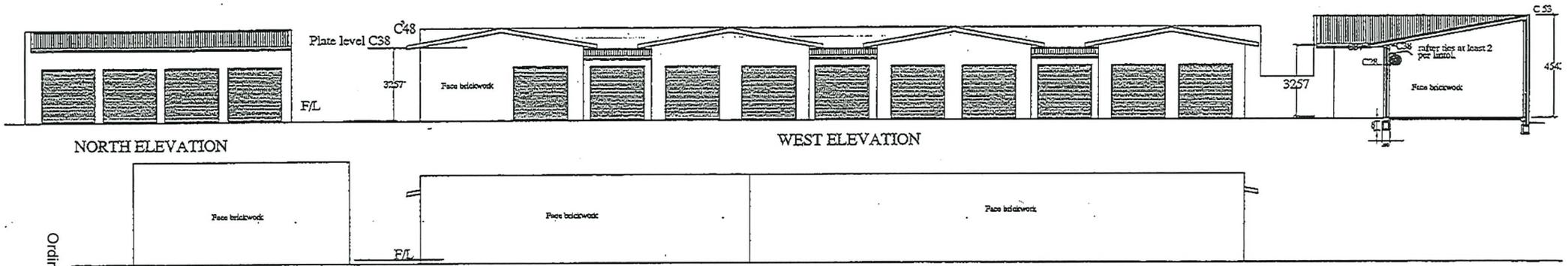
CERTIFICATE OF TITLE: VOLUME: _____ FOLIO: _____

LOT DIMENSIONS

SITE AREA: _____ square metres

FRONTAGE: _____ metres

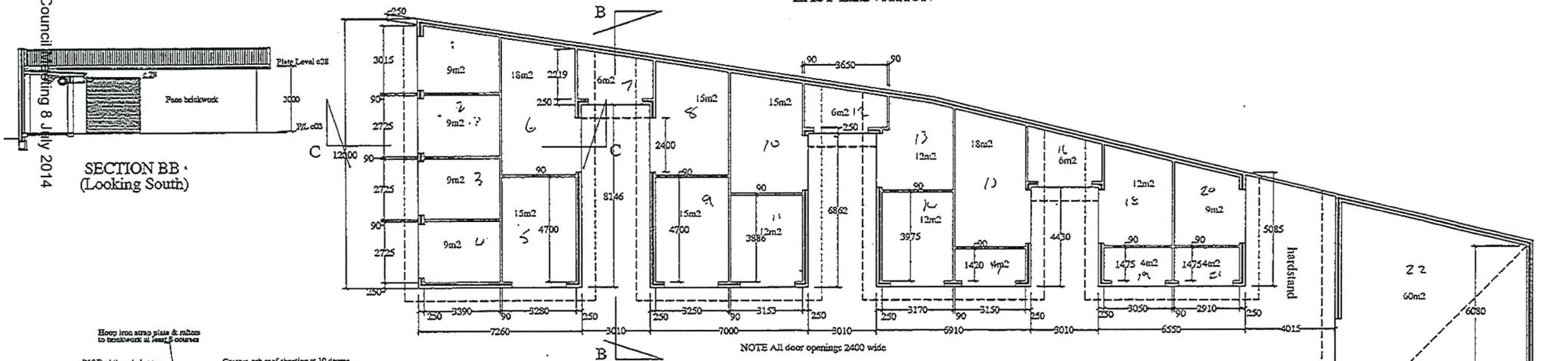
DEPTH: _____ metres



NORTH ELEVATION

WEST ELEVATION

EAST ELEVATION



FLOOR PLAN

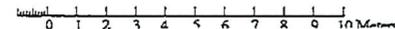
SECTION BB (Looking South)

SECTION CC (Looking East)

Ordinary Council Meeting 8 July 2014

Page 31

Proposed Storage Units
to be Erected on Lot 1567
Felspar Street Narrogin.
For Mr R.Tombleson.

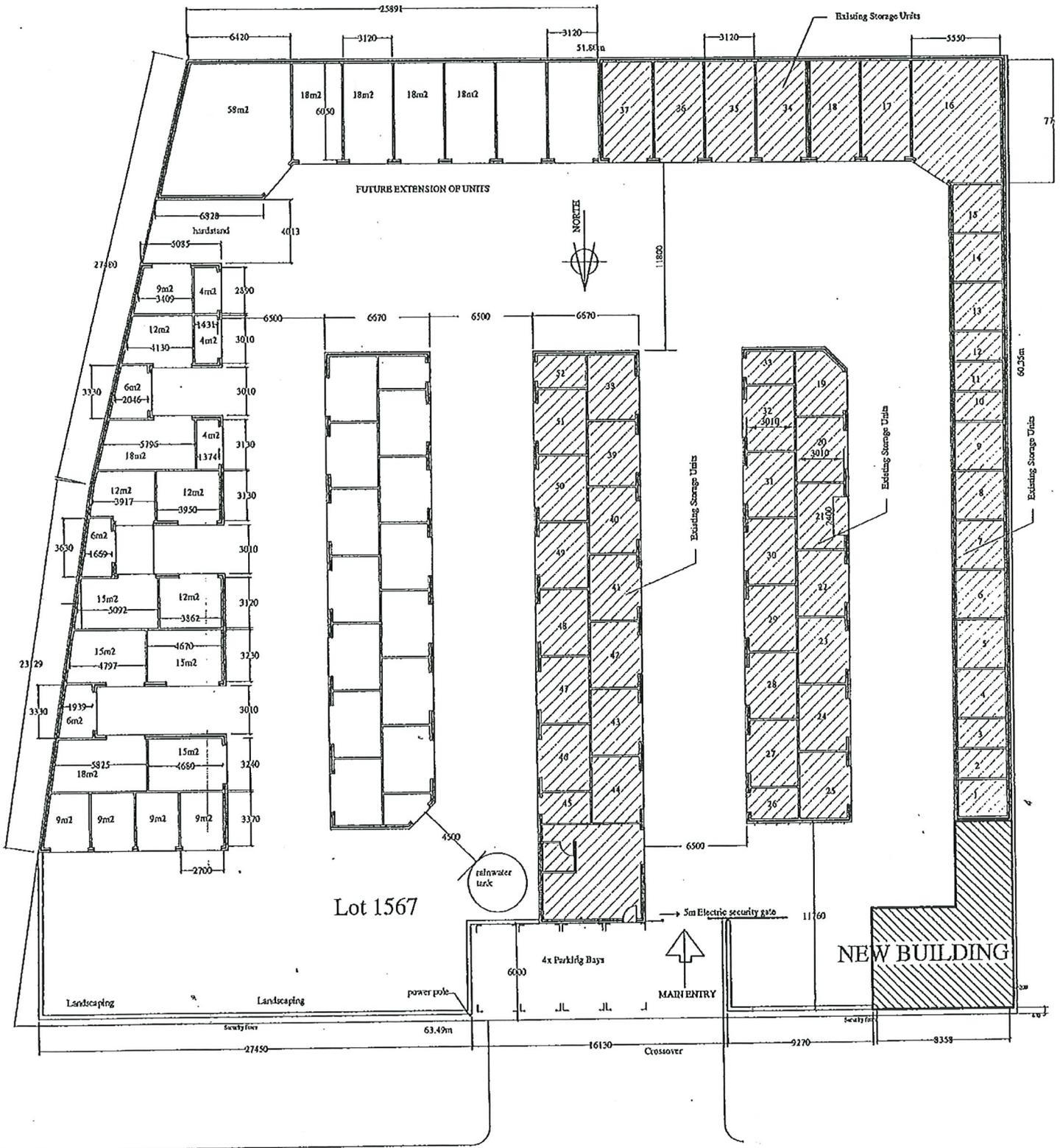


Building Design Consultants
Concept to Completion

MUNSEL DESIGNS

Project Management
Email: ced@munseldesigns.com.au

Tel: (08) 95869546



Lot 1567

FELSPAR STREET

Proposed Storage Units
to be Erected on Lot 1567
Felspar Street Narrogin.
For Mr R. Tombleson.

SITE PLAN

Ordinary Council Meeting 8 July 2014
Scale 1:1000

Sept 2011

Building Design Consultants
Concept to Completion
Tel (08) 95869546
MUNSEL
DESIGNS
Project Management
Email eddlemunsel@gmail.com