



Shire of Northam
Heritage, Commerce and Lifestyle

Shire of Northam

Agenda

Special Council Meeting

2 December 2021



NOTICE PAPER
Special Council Meeting
2 December 2021

President and Councillors

I inform you that a Special Council meeting will be held in the Council Chambers, located at 395 Fitzgerald Street, Northam on 2 December 2021 at 5:00pm.

Yours faithfully



Jason Whiteaker
Chief Executive Officer

DISCLAIMER

This agenda has yet to be dealt with by the Council. The Recommendations shown at the foot of each item have yet to be considered by the Council and are not to be interpreted as being the position of the Council. The minutes of the meeting held to discuss this agenda should be read to ascertain the decision of the Council.

In certain circumstances members of the public are not entitled to inspect material, which in the opinion of the Chief Executive Officer is confidential, and relates to a meeting or a part of a meeting that is likely to be closed to members of the public.

No responsibility whatsoever is implied or accepted by the Shire of Northam for any act, omission, statement or intimation occurring during Council or Committee meetings.

The Shire of Northam disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement of intimation occurring during Council or Committee meetings.

Any person or legal entity who acts or fails to act in reliance upon any statement, act or omission made in a Council or Committee meeting does so at that person's or legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or intimation of approval made by any member or Officer of the Shire of Northam during the course of any meeting is not intended to be and is not taken as notice of approval from the Shire of Northam.

The Shire of Northam advises that anyone who has any application lodged with the Shire of Northam must obtain and should only rely on WRITTEN CONFIRMATION of the outcome of the application and any conditions attaching to the decision made by the Shire of Northam in respect of the application.

The Shire of Northam advises that any plans or documents contained within this agenda may be subject to copyright law provisions (*Copyright Act 1968*, as amended) and that the express permission of the copyright owner(s) should be sought prior to their reproduction. It should be noted that copyright owners are entitled to take legal action against any persons who infringe their copyright. A reproduction of material that is protected by copyright may represent a copyright infringement.

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1. DECLARATION OF OPENING

2. ACKNOWLEDGEMENT TO COUNTRY

The Shire of Northam would like to acknowledge the Traditional Owners of the land on which we meet, the Ballardong and Whadjuk people of the Nyoongar nation and pay our respects to Elders, past present and emerging.

3. ATTENDANCE

Council:

Shire President

Deputy Shire President

Councillors

C R Antonio

M P Ryan

D Galloway

R W Tinetti

A J Mencshelyi

M I Girak

D A Hughes

H Appleton

Staff:

Chief Executive Officer

Executive Manager Development Services

Executive Manager Community Services

Executive Manager Corporate Services

Executive Assistant – CEO

J B Whiteaker

C B Hunt

J Metcalf

C Young

A C McCall

3.1 APOLOGIES

Councillor

J E G Williams

3.2 APPROVED LEAVE OF ABSENCE

Cr P T Curtis has been granted leave of absence from 1 December 2021 to 11 December 2021 (inclusive).

3.3 ABSENT

Nil.

4. DISCLOSURE OF INTERESTS

Members should fill in Disclosure of Interest forms for items in which they have a financial, proximity or impartiality interest and forward these to the Presiding Member before the meeting commences.

*As defined in section 5.60A of the Local Government Act 1995, a **financial interest** occurs where a Councillor / Committee Member, or a person with*

whom the Councillor / Committee Member is closely associated, has a direct or indirect financial interest in the matter. That is, the person stands to make a financial gain or loss from the decision, either now or at some time in the future.

As defined in section 5.61 of the Local Government Act 1995, an **indirect financial** interest includes a reference to a financial relationship between that person and another person who requires a Local Government decision in relation to the matter.

As defined in section 5.60B of the Local Government Act 1995, a person has a **proximity interest** in a matter if the matter concerns a proposed change to a planning scheme affecting land that adjoins the person's land; or a proposed change to the zoning or use of land that adjoins the person's land; or a proposed development (as defined in section 5.63(5)) of land that adjoins the person's land.

As defined in 34C of the Local Government (Administration) Regulations 1996, an **impartiality interest** means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association.

| Item Name | Item No. | Name | Type of Interest | Nature of Interest |
|-----------|----------|------|------------------|--------------------|
| | | | | |
| | | | | |
| | | | | |

5. ANNOUNCEMENT BY THE PRESIDING MEMBER (WITHOUT DISCUSSION)

Nil.

6. PUBLIC QUESTION TIME

6.1 PUBLIC QUESTIONS

7. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

8. RECEIVING OF PETITIONS, PRESENTATIONS AND DEPUTATIONS

8.1 PETITIONS

Local Government Act 1995 s6.10

Shire of Northam Standing Orders Amendment Local Law 2018

(1) A petition is to –

(a) be addressed to the President;

(b) be made by electors of the district;

(c) state the request on each page of the petition;

(d) contain the name, address and signature of each elector making the request, and the date each elector signed;

(e) contain a summary of the reasons for the request; and Page 13

(f) state the name of the person to whom, and an address at which, notice to the petitioners can be given.

(2) Upon receiving a petition, the Local Government is to submit the petition to the relevant officer to be included in his or her deliberations and report on the matter that is the subject of the petition, subject to subclause(3).

(3) At any meeting, the Council is not to vote on any matter that is the subject of a petition presented to that meeting, unless:

(a) the matter is the subject of a report included in the agenda; and

(b) the Council has considered the issues raised in the petition.

8.2 PRESENTATIONS

Local Government Act 1995 s6.11

Shire of Northam Standing Orders Amendment Local Law 2018

(1) In this clause, a "presentation" means the acceptance of a gift or an award by the Council on behalf of the Local Government or the community.

(2) A presentation may be made to the Council at a meeting only with the prior approval of the CEO.

8.3 DEPUTATIONS

Local Government Act 1995 s6.9

Shire of Northam Standing Orders Amendment Local Law 2018

- (1) Any person or group wishing to be received as a deputation by the Council is to either-
 - (a) apply, before the meeting, to the CEO for approval; or
 - (b) with the approval of the Presiding Member, at the meeting, address the Council.
- (2) The CEO may either-
 - (a) approve the request and invite the deputation to attend a meeting of the Council; or
 - (b) refer the request to the Council to decide by simple majority whether or not to receive the deputation.
- (3) Any matter which is the subject of a deputation to the Council is not to be decided by the Council until the deputation has completed its presentation.

9. APPLICATION FOR LEAVE OF ABSENCE

Nil.

10. CONFIRMATION OF MINUTES

11. ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY

Nil.

12. REPORTS OF COMMITTEE MEETINGS

Nil.

13. SPECIAL ITEMS

13.1 BUSINESS REDEVELOPMENT FUND APPLICATION – 68-76 FITZGERALD STREET, NORTHAM

| | |
|---|--|
| Address: | 68-76 Fitzgerald Street, Northam |
| Owner: | A Canalicchio, Red Cross, L Saulys & M Fox |
| Applicant: | M Fox |
| File Reference: | 3.1.8.19 |
| Reporting Officer: | Jacky Jurmann, Manager Planning & Environment |
| Responsible Officer: | Chadd Hunt, Executive Manager Development Services |
| Officer Declaration of Interest: | Nil |
| Voting Requirement: | Simple Majority |
| Press release to be issued: | No |

BRIEF

An application has been received to access funds from the Shire's Business Redevelopment Fund from the owners of 68-76 Fitzgerald Street, Northam to carry out rectification works to the front facades of the buildings.

The purpose of this Report is for Council to determine if the allocation of additional funds will be approved for this purpose, and if approved, whether the funds will be paid upfront.

ATTACHMENTS

- Attachment 1: Application form & Quotation
- Attachment 2: Architectural drawings
- Attachment 3: Development approval

A. BACKGROUND / DETAILS

Background

The parapet walls across the four properties are structurally failing and in danger of collapse.

Shire Officers were made aware of the issue and requested a Structural Engineer to review the situation and on their advice temporary fencing was erected around the properties, with the exception of Dominos, resulting in 3 of 4 shops being closed to the public.

A decision was made to work with the owners to encourage rectification works to be carried out in a coordinated approach, in lieu of serving Orders under the provisions of the Building Act, to achieve a better heritage and streetscape outcome.

Due to the properties are located in the Fitzgerald Street Heritage Precinct, the first step was to prepare architectural plans to enable an application for development approval to be submitted. The Architect presented 3 options for reconstruction of the parapets and verandahs (**Attachment 2**), which were submitted with the development application and referred to the Shire's Heritage Consultant who recommended a combination of Options 2 and 3. This combination will result in the parapets and verandahs being reconstructed to reflect the original design using modern materials.

Development approval (**Attachment 3**) has been issued under delegated authority and a quote (**Attachment 1**) has been obtained to prepare the documentation required to submit the building permit application, including amended architectural drawings, structural engineer's design and certification, and the Certificate of Design Compliance prepared by a private building certifier.

Details

A grant application has been received on behalf of the property owners to access the Business Redevelopment Fund to assist with the cost of the building permit application process associated with the rectification works.

The fund enables property owners to seek funding of up to 50% of the total cost of the project, with the maximum grant per application being \$20,000 of matching funds. The actual building works are estimated to well exceed \$20,000 and for the purposes of the grant, are the matching component.

Due to the current budgetary constraints, funds and time already expended and number of related buildings the subject of this application, it is being recommended that a maximum grant of \$15,000 is awarded.

B. CONSIDERATIONS

B.1 Strategic Community / Corporate Business Plan

Theme Area: Economic Growth

Outcome: Northam central business area is a strong and vibrant centre with a variety of cultural/art, retail and hospitality choices on offer every day of the week.

Objective: An activated and attractive town centre with low retail vacancy rates.

Theme Area: Environment & Heritage

Outcome: The Shire of Northam honours, and is recognised for, its unique heritage and cultural identity.

Objective: The Shire of Northam's heritage buildings and locations are well maintained.

B.2 Financial / Resource Implications

To date, \$5,840.00 has been spent on obtaining a Structural Engineer's report together with \$147.00 for the development application and staff time, and when distributed across the 4 properties will reduce the grant funds available per property.

The Business Redevelopment Fund was allocated \$30,000 in the 2021/22 adopted budget. The above costs have been allocated to this account already and another grant of \$10,000 has been approved, which will be claimed in the near future.

It is proposed that the additional required income will be allocated during the budget review process expected to be carried out during January/February 2021.

B.3 Legislative Compliance

Development approval has been granted under delegated authority under the provisions of the Shire of Northam Local Planning Scheme No. 6. A certified building permit application will be submitted in the near future.

B.4 Policy Implications

Business Redevelopment Fund

Conditions of the fund include the requirement to obtain all relevant approvals, to carry out the works in accordance with the approvals, and to submit evidence of payment for the works to enable the funding to be paid. In this application, the owners are requesting the funding to be paid upfront.

Local Planning Policy No. 18 – Heritage Precincts

The properties are located within the Fitzgerald Street Heritage Precinct and are identified as having Considerable Contribution to the Precinct due to their very early shopfront designs. The reconstruction of their parapets and verandahs based on their original design using modern materials is consistent with the objectives of the LPP.

Purchasing Policy

Two quotes were requested from Dickenson Construction and Structerre to prepare the documentation required to submit the building permit application. However, due to both companies having history with the situation, it was determined that a combined quote would be more appropriate.

B.5 Stakeholder Engagement / Consultation

The landowners have been consulted extensively throughout the process to date together with the Shire's Heritage Consultant.

B.6 Risk Implications

| Risk Category | Description | Rating (likelihood x consequence) | Mitigation Action |
|----------------------|---|--|--|
| Financial | Approving the allocation of grant funds up front and works not commencing at all or in a timely manner. | Medium (3) x Moderate (6) = Unlikely (2) | Imposing conditions on the approval regarding timing of the works. |
| Health & Safety | Works not commencing and temporary fencing being removed. | Insignificant (1) x Low (2) = Unlikely (2) | Conditions imposed on the approval and Shire Officers monitor the situation. |
| Reputation | N/a | N/a | N/a |
| Service Interruption | N/a | N/a | N/a |
| Compliance | Works do not commence in a timely manner. | Minor (2) x Low (4) = Unlikely (2) | Building Order can be issued to require works to be carried out. |
| Property | Parapets collapse and damage verge and/or road before works commence. | Medium (3) x Moderate (6) = Unlikely (2) | Imposed conditions to ensure works commence in a timely manner. |
| Environment | N/a | N/a | N/a |

C. OFFICER'S COMMENT


The request to provide the grant funding upfront to assist in the coordination of the works and the property owners will result in an improved and timelier outcome when compared to the individual owners pursuing their own approvals. Conditions have been recommended to ensure that the works occur in a timely manner.

RECOMMENDATION

That Council:

1. Approve the application for grant funding to a maximum of \$15,000 per property for the purposes of reconstruction of the parapet wall and associated works, subject to:
 - a. The application for a building permit to be submitted within 3 months from the date of this resolution; and
 - b. The works to be completed within 6 months from the date of the issue of the building permit.
2. Approve a budget amendment of \$60,000 to be carried out during the 20/21 budget review.
3. Approve upfront payment of the funds required to prepare the documentation required to submit the application for a building permit.

Attachment 1 – Application Form & Quotation

| | | | | | |
|--|--|---|--|---|--|
|  <p>Shire of Northam Heritage, Commerce and Lifestyle</p> | | <p>Application Form BUSINESS REDEVELOPMENT FUND</p> | | <p>395 Fitzgerald Street PO Box 613 NORTHAM WA 6401 P: (08) 9622 6100 F: (08) 9622 1910 E: records@northam.wa.gov.au W: www.northam.wa.gov.au</p> | |
| | | <p>Property Details</p> | | | |
| Address | | 68 - 76 FITZGERALD ST NORTHAM | | | |
| Certificate of Title | | 1594/614; 2108/238; 1411/171 | | | |
| <p>Owner's Details</p> | | | | | |
| Name | | ON BEHALF OF OWNERS - FOX Alexandria Confectionery | | | |
| Address | | REDEVELOPMENT 94/11/171 | | | |
| Contact No. | | c/ Marie Fox | | | |
| Email | | | | | |
| <p>Applicant's Details (if different from Owner)</p> | | | | | |
| Name | | MARIE FOX | | | |
| Address | | [REDACTED] | | | |
| Contact No. | | [REDACTED] | | | |
| Email | | [REDACTED] | | | |
| <p>Business Details</p> | | | | | |
| Business Name | | Dickenson Construction | | | |
| Current Use | | various retail | | | |
| ABN No. | | 69 009 460 422 | | | |
| GST Registration | | <input checked="" type="checkbox"/> Yes | | <input type="checkbox"/> No | |
| <p>Bank Account Details T.B.A.</p> | | | | | |
| Account Name | | | | | |
| Account No. | | | | | |
| BSB No. | | | | | |

G:\1 - CEO Office\2.0 EXECUTIVE ASSISTANT\APPLICATION FORM Business Redevelopment Fund.docx



Application Form
BUSINESS REDEVELOPMENT
FUND

395 Fitzgerald Street
 PO Box 613
 NORTHAM WA 6401
 P: (08) 9622 6100
 F: (08) 9622 1910
 E: records@northam.wa.gov.au
 W: www.northam.wa.gov.au

Details of Proposal

| | |
|---|--|
| Description of Works | APPROVAL OF ALL WORK REQUIRED FOR BUILDING PERMIT FOR FACADE WORKS 63 - 76 FITZGERALD ST |
| Cost of Works | \$ 12,320.00 x 4 = 54,280.00 |
| Details of Quotes (to be attached to application) | 1. Dickenson Construction 2. STRUCTURE. |
| Preferred Quote & Reason | KNOWLEDGE OF WORKS USE OF EXISTING STRUCTURE ENGINEER |

Application Authority - Consent to submit application

| | |
|-----------------------|------------|
| Owner's Signature | [REDACTED] |
| Date | 24 11 21 |
| Applicant's Signature | [REDACTED] |
| Date | 24 11 21 |

Certification of Works

By signing below, I certify that the works as specified in this application for assistance dated _____ for the above property have been completed in full.

Receipts and paid invoices attached. Yes

| | |
|-----------------------|--|
| Applicant's Signature | |
| Date | |
| Owner's Signature | |
| Date | |

DICKENSON CONSTRUCTION PTY. LTD.

315 HIDDEN VALLEY ROAD
PARKERVILLE WA 6081
EMAIL: dcjudy0@bigpond.com

PHONE: 0408 924 144
ABN: 69 009 460 422
REGO NO'S: 10009 & 7409

28TH NOVEMBER 2021

SHIRE OF NORTHAM
395 FITZGERALD STREET
NORTHAM WA 6401

ATTENTION: GORDON TESTER

JOB REFERENCE: 68 – 76 FITZGERALD STREET, NORTHAM

Dear Gordon,

In answering your email sent on the 18th of November 2021, the answer is yes, the quotation is for all four dwellings, the total of each dwelling \$ 12,320.00 for engineer's drawings, architectural working drawings of which includes certification, all sections, elevations, plans, builder's inspection of each dwelling internally to properly assess the existing façade and relay to engineer and architectural draftsmen the best way to properly draw all necessary plans etc.

The percentage allowed on this project works to be as follows:-

| | |
|-------------------------|-----|
| Engineering | 35% |
| Architectural draftsmen | 40% |
| Builder | 25% |

NOTE:- The working drawings, engineers details etc there will be one full set covering the four dwellings.

The price does not include Shire fees.

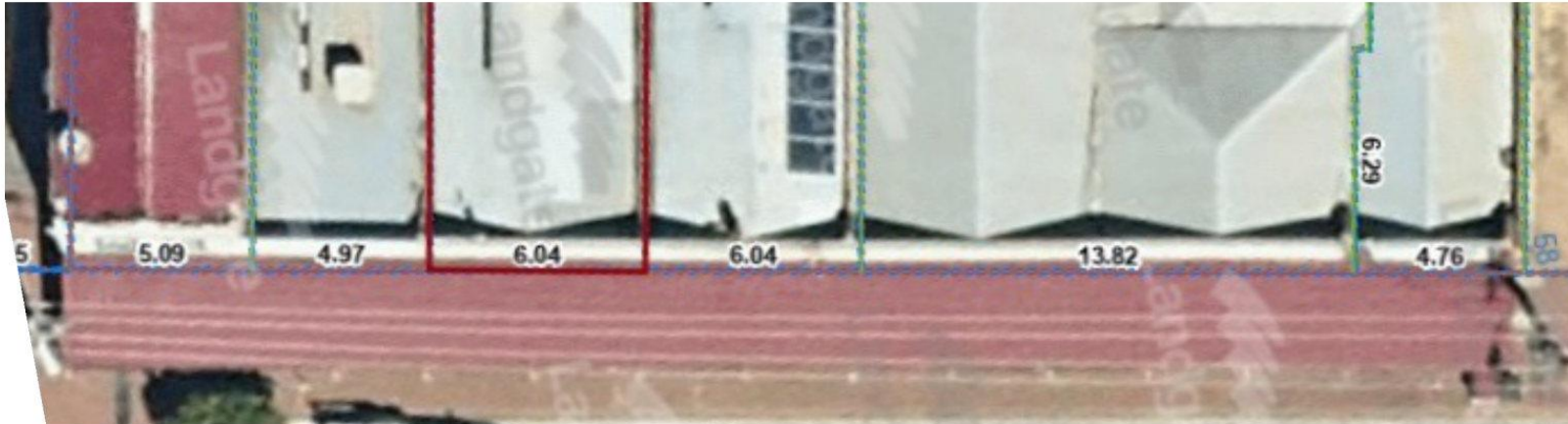
Yours faithfully,



SIMON J. DICKENSON
DICKENSON CONSTRUCTION PTY. LTD.

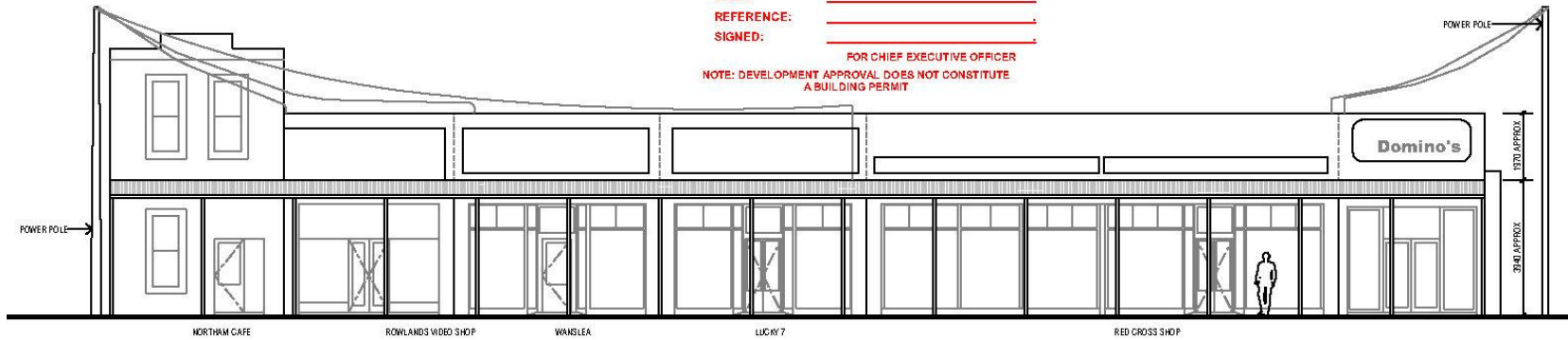
THE PRICE INCLUDES GST

Attachment 2 - Architectural Drawings



AERIAL (PARTIAL EX NORTHAM COUCIL INTRAMAPS)

SHIRE OF NORTHAM
 LOCAL PLANNING SCHEME
DEVELOPMENT APPROVAL
 DATE: _____
 REFERENCE: _____
 SIGNED: _____
 FOR CHIEF EXECUTIVE OFFICER
 NOTE: DEVELOPMENT APPROVAL DOES NOT CONSTITUTE A BUILDING PERMIT



EXISTING FRONT ELEVATION

| STAGE REV DESCRIPTION | DATE | | | | | | | | | | | | | | | | | | | | |
|---------------------------|------------|---|--|---|---|---------|--------|-----|----|----|--|--|------------|------|--------------|--|----|------------|--|--|--|
| | | <p>All dimensions on plan, new & existing are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA Australian Standards and Local Government Authorities and to good building practice. Use figured dimensions in preference to scaled dimensions. All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details. All work to be supervised by qualified building tradesmen and under the supervision of a qualified Building Supervisor.</p> | | <p>DICKENSON CONSTRUCTIONS PTY LTD 68-76 FITZGERALD STREET NORTHAM</p> | <p>EXISTING FRONT ELEVATION PROJECT No 9670921</p> | | | | | | | | | | | | | | | | |
| | | | <p>PO Box 388 Midland 6936 Mt 0439 111 269 ad@designsynergy.com.au www.designsynergy.com.au VITRUVIAN ELEMENT PTY LTD 91 Marks Family Trail Jan 70 356 286 1 24</p> | <table border="1"> <tr> <td>DESIGNED</td> <td>CHECKED</td> <td>DWG N°</td> <td>REV</td> </tr> <tr> <td>DS</td> <td>DS</td> <td></td> <td></td> </tr> <tr> <td>SHEET SIZE</td> <td>DATE</td> <td colspan="2">A 3.0</td> </tr> <tr> <td>A3</td> <td>22/09/2021</td> <td colspan="2"></td> </tr> </table> | DESIGNED | CHECKED | DWG N° | REV | DS | DS | | | SHEET SIZE | DATE | A 3.0 | | A3 | 22/09/2021 | | | |
| DESIGNED | CHECKED | DWG N° | REV | | | | | | | | | | | | | | | | | | |
| DS | DS | | | | | | | | | | | | | | | | | | | | |
| SHEET SIZE | DATE | A 3.0 | | | | | | | | | | | | | | | | | | | |
| A3 | 22/09/2021 | | | | | | | | | | | | | | | | | | | | |



FRONT ELEVATION OPTION 1

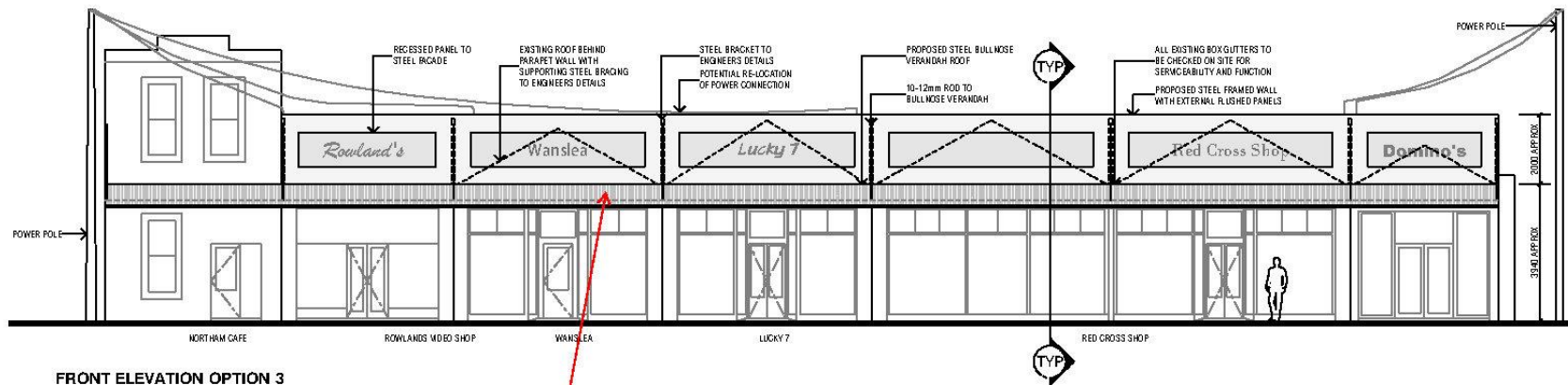


FRONT ELEVATION OPTION 2

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURE CONSULTING ENGINEERS REPORT NO. 1.21.13884

| STAGE | REV | DESCRIPTION | DATE | | | | | | | | |
|---|--------------------|---|------|----------------|---------------|-----------------|-----|------------------|--------------------|--|--|
| <p>SHIRE OF NORTHAM LOCAL PLANNING SCHEME DEVELOPMENT APPROVAL</p> <p>DATE: _____</p> <p>REFERENCE: _____</p> <p>SIGNED: _____</p> <p style="text-align: center;">FOR CHIEF EXECUTIVE OFFICER</p> <p>NOTE: DEVELOPMENT APPROVAL DOES NOT CONSTITUTE A BUILDING PERMIT</p> | | | | | | | | | | | |
| <p>All dimensions on plan, new & existing are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA Australian Standards and Local Government Authorities and to good building practice. Use frequent dimensions in preference to spaced dimensions. All materials, fixtures, fittings and building components to be supplied and installed in accordance with manufacturer's specifications & details. All work to be carried out by qualified building tradesmen and under the supervision of a qualified Building Supervisor.</p> | | | | | | | | | | | |
|  | | <p>DICKENSON CONSTRUCTIONS PTY LTD 68-76 FITZGERALD STREET NORTHAM</p> | | | | | | | | | |
| <p>PO Box 388 Mt Dand 6936 M: 0439 111 969 admin@designsynergy.com.au www.designsynergy.com.au VITRUVIAN ELEMENT PTY LTD 91 Morris Family Trust Jan 70 336 286 124</p> | | <p>PROPOSED ELEVATIONS PROJECT No 9670921</p> <table border="1"> <tr> <td>DESIGNED DS</td> <td>CHECKED DS</td> <td>DWG N° A 3.1</td> <td>REV</td> </tr> <tr> <td>SHEET SIZE A3</td> <td>DATE 22/09/2021</td> <td></td> <td></td> </tr> </table> | | DESIGNED DS | CHECKED DS | DWG N° A 3.1 | REV | SHEET SIZE A3 | DATE 22/09/2021 | | |
| DESIGNED DS | CHECKED DS | DWG N° A 3.1 | REV | | | | | | | | |
| SHEET SIZE A3 | DATE 22/09/2021 | | | | | | | | | | |

APPROVED

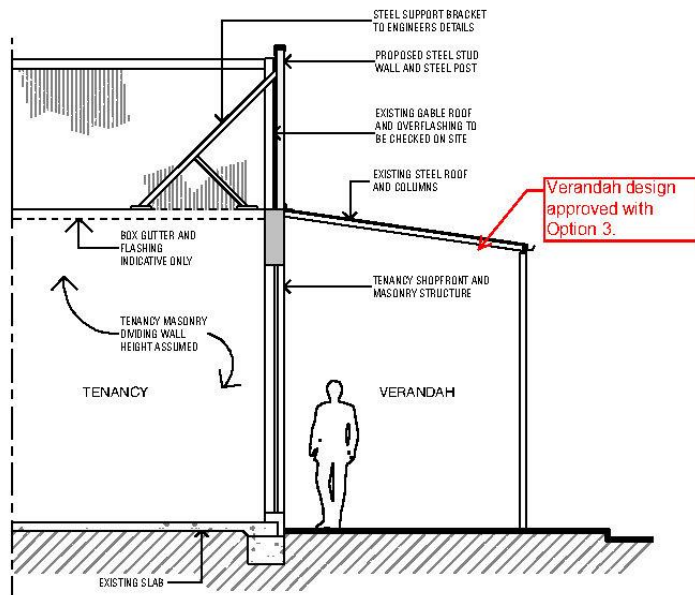


FRONT ELEVATION OPTION 3

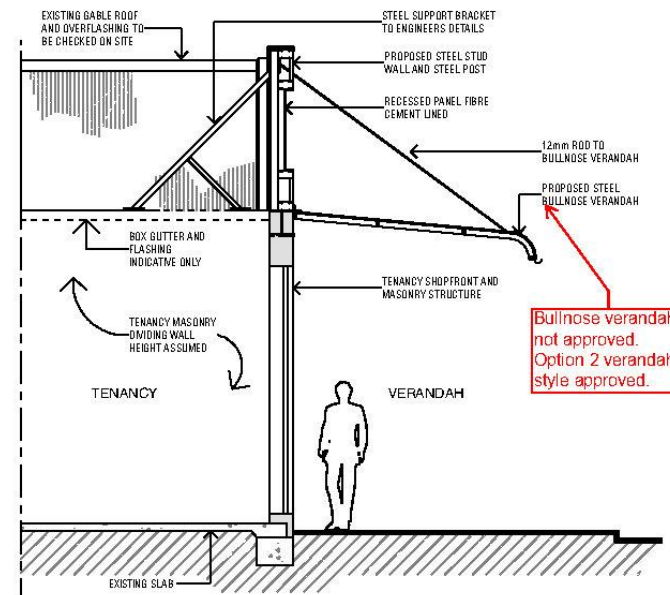
Verandah design not approved.

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURE CONSULTING ENGINEERS REPORT NO. 1.21.13884

| STAGE | REV | DESCRIPTION | DATE |
|---|-----|-------------|---|
| SHIRE OF NORTHAM LOCAL PLANNING SCHEME DEVELOPMENT APPROVAL | | | |
| DATE: _____ | | | |
| REFERENCE: _____ | | | |
| SIGNED: _____ | | | |
| FOR CHIEF EXECUTIVE OFFICER | | | |
| NOTE: DEVELOPMENT APPROVAL DOES NOT CONSTITUTE A BUILDING PERMIT | | | |
| All dimensions on plan, new & existing are nominal and to be checked on site prior to commencement of work or placing of orders. Any discrepancies on drawings to be reported to Designer immediately. Designer accepts no responsibility for expenses or costs incurred due to failure to comply with items above. All work to comply with BCA, Australian Standards and Local Government Authorities and to good building practice. Use of proposed dimensions in preference to stated dimensions. All materials, finishes, fittings and building components to be supplied and installed in accordance with manufacturers specifications & details. All work to be carried out by qualified building tradesmen and under the supervision of a qualified Building Supervisor. | | |  |
| PO Box 388 M4 and 6936 M: 0439 111 969 admin@designsynergy.com.au www.designsynergy.com.au VITRUVIAN ELEMENT PTY LTD 91 Morris Family Trust mob: 70 356 286 124 | | | DICKENSON CONSTRUCTIONS PTY LTD 68-76 FITZGERALD STREET NORTHAM PROPOSED ELEVATION PROJECT No 9670921 |
| DESIGNED | DS | CHECKED | DS |
| SHEET SIZE | A3 | DATE | 22/09/2021 |
| | | DWG N° | A 3.2 |
| | | REV | |



CONCEPT SECTION OPTION 2
SCALE 1:50



CONCEPT SECTION OPTION 3
SCALE 1:50

THIS DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURE CONSULTING ENGINEERS REPORT NO. 1.21.13884

| STAGE | REV | DESCRIPTION | DATE | | | | | | | | |
|---|-----------------|--|------|-------------|------------|--------|-----|---------------|-----------------|-------|--|
| <p>SHIRE OF NORTHAM LOCAL PLANNING SCHEME DEVELOPMENT APPROVAL</p> <p>DATE: _____</p> <p>REFERENCE: _____</p> <p>SIGNED: _____</p> <p style="text-align: center;">FOR CHIEF EXECUTIVE OFFICER</p> <p>NOTE: DEVELOPMENT APPROVAL DOES NOT CONSTITUTE A BUILDING PERMIT</p> | | | | | | | | | | | |
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|  | | <p>DICKENSON CONSTRUCTIONS PTY LTD 68-76 FITZGERALD STREET NORTHAM</p> | | | | | | | | | |
| <p>PROJECT No 9670921</p> <table border="1"> <tr> <td>DESIGNED DS</td> <td>CHECKED DS</td> <td>DWG N°</td> <td>REV</td> </tr> <tr> <td>SHEET SIZE A3</td> <td>DATE 22/09/2021</td> <td>A 4.0</td> <td></td> </tr> </table> | | | | DESIGNED DS | CHECKED DS | DWG N° | REV | SHEET SIZE A3 | DATE 22/09/2021 | A 4.0 | |
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| <p>PO Box 388 Mt Dand 6936 M: 0439 111 969 admin@designsynergy.com.au www.designsynergy.com.au VITRUVIAN ELEMENT PTY LTD 91 Morris Family Trust Jan 70 336 286 124</p> | | | | | | | | | | | |

Attachment 3 - Development Approval



Shire Of Northam
PO BOX 613
NORTHAM WA 6401

Our Ref : A14188 A14189 A11011 A11010 / P21126 / OPA12499
Enquiries : Jacky Jurmann

Dear Shire Of Northam

**RE: RECONSTRUCTION OF PARAPET WALLS AND VERANDAHS
68-76 FITZGERALD STREET NORTHAM WA 6401**

Thank you for your application lodged on behalf of the landowners regarding the above proposal.

I wish to advise that your application for the reconstruction of the parapet wall and verandahs at the above properties has been approved by the undersigned under delegated authority from Council. This approval is subject to the conditions contained on the attached Notice of Determination and approved plans (attached).

Pursuant to Clause 76(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, an affected person (the applicant or the owner of the land) may apply to the State Administrative Tribunal for a review of a reviewable determination in accordance with the *Planning and Development Act 2005* Part 14.

You are also reminded that **this approval does not constitute a Building Permit**. In order to begin construction and on-site works, you are required to lodge and have issued a Building Permit, addressing any conditions of this Development Approval relevant to the permit.

Should you have any further queries regarding this matter please contact the undersigned on 9622 6134 or via email mgrplanning@northam.wa.gov.au.

Yours sincerely



JACKY JURMANN
MANAGER PLANNING & ENVIRONMENT

22 October 2021

Encl. Notice of Determination & Approved Plans

ABN 42 826 617 380
395 Fitzgerald Street - PO Box 613, Northam WA 6401
T (08) 9622 6100 F (08) 9622 1910
E records@northam.wa.gov.au W www.northam.wa.gov.au



Planning and Development Act 2005

SHIRE OF NORTHAM

**NOTICE OF DETERMINATION ON APPLICATION FOR
DEVELOPMENT APPROVAL**

| | | | |
|---|-----------------|----------------------|----------------|
| Address: 68-76 Fitzgerald Street East, Northam | | | |
| Lot/Loc.: | 3, 4, 340 & 341 | Plan/Diagram: | P1850 & D60898 |
| Vol. No.: | 2108 & 1594 | Folio No.: | 238 & 615 |
| Application date: | 22/10/2021 | Received on: | 22/10/2021 |

Description of proposed development:

Reconstruction of Parapet Walls and Verandahs

The application for development approval is:

- Approved subject to the following conditions
 Refused for the following reason(s):

Conditions/reasons for refusal:

1. The development hereby permitted shall substantially commence within two (2) years from the date of determination.
2. The development hereby permitted shall be carried out in accordance with the stamped approved plans.
3. Work on a contributing building shall use like for like materials and detailing except where otherwise approved by the local government.
4. Prior to the commencement of any works, a detailed schedule of external finishes and colours shall be submitted to the local government for approval.
5. No part of an existing building shall be altered except where approved in this determination.
6. Advertising signage shall be displayed within the designated area on the parapet wall. Any other advertising signage requires the separate approval of the local government.

Date of Determination: 22 October 2021

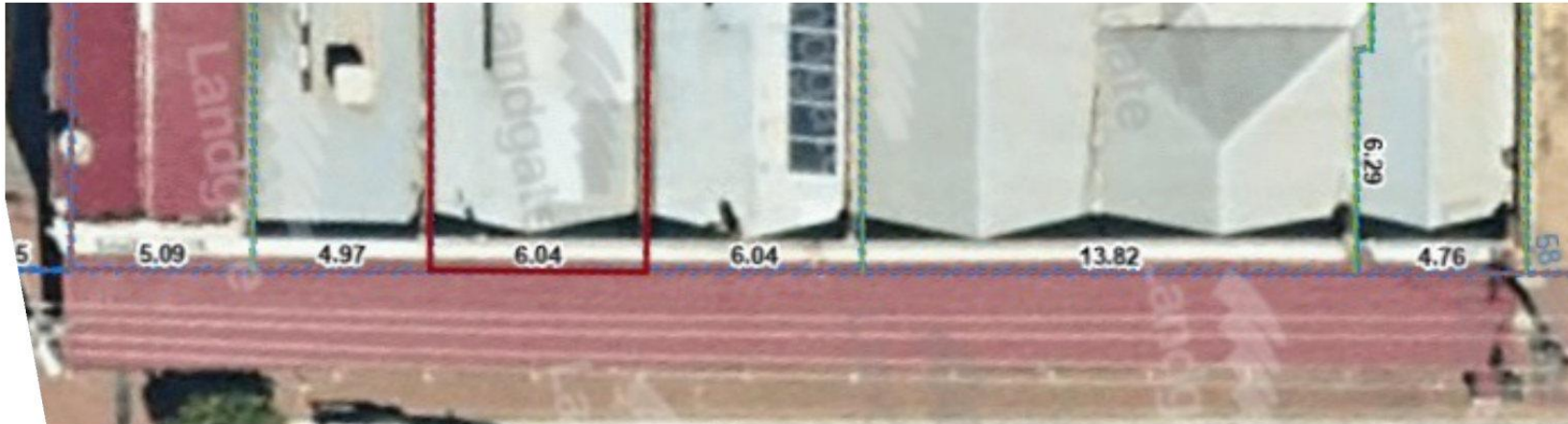
Advice Notes:

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.

- Note 2:** Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- Note 3:** If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- Note 4:** A development approval is not an approval to commence any works associated with the development. A Building Permit must be obtained prior to commencement of any site and building works. Please liaise with the Shire's Building Section to ascertain the requirements to allow for a building permit to be issued.

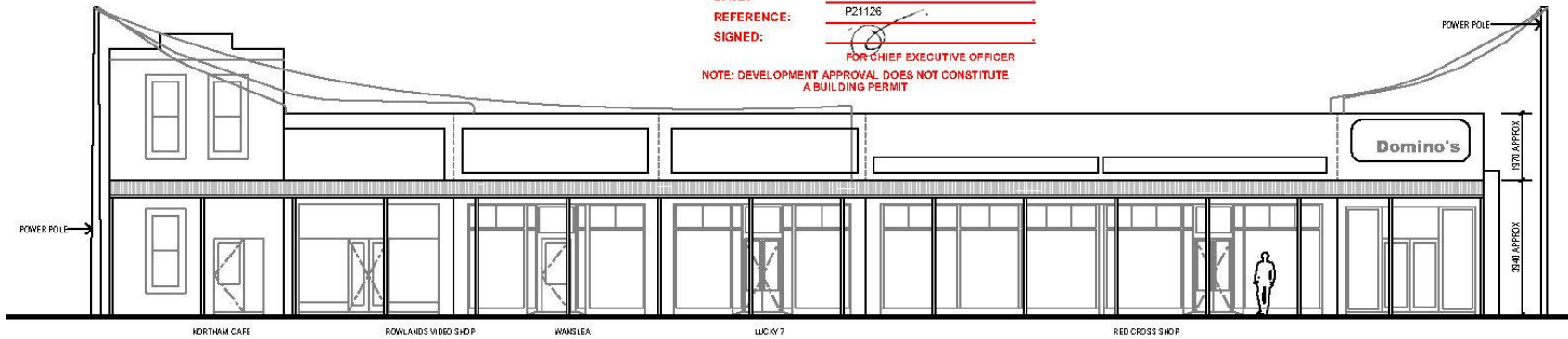
Signed:  _____
for and on behalf of the Shire of Northam

Dated: 22/10/21



AERIAL (PARTIAL EX NORTHAM COUCL INTRAMAPS)

SHIRE OF NORTHAM
 LOCAL PLANNING SCHEME
DEVELOPMENT APPROVAL
 DATE: 22/10/2021
 REFERENCE: P21126
 SIGNED: 
 FOR CHIEF EXECUTIVE OFFICER
 NOTE: DEVELOPMENT APPROVAL DOES NOT CONSTITUTE A BUILDING PERMIT



EXISTING FRONT ELEVATION

| STAGE | REV | DESCRIPTION | DATE |
|-------|-----|-------------|------|
| | | | |

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 91 Morris Family Trust | Jan 70 336 286 1 24

DICKENSON CONSTRUCTIONS PTY LTD
 68-76 FITZGERALD STREET
 NORTHAM
EXISTING FRONT ELEVATION
 PROJECT No 9670921

| | | | |
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FRONT ELEVATION OPTION 1

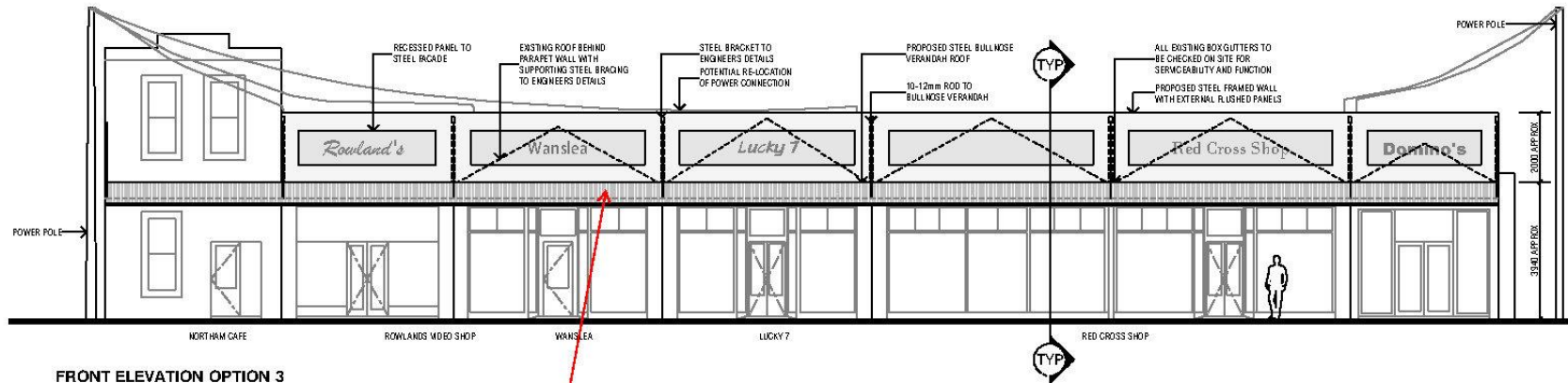


FRONT ELEVATION OPTION 2

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| | | SHIRE OF NORTHAM LOCAL PLANNING SCHEME DEVELOPMENT APPROVAL | |
| | | DATE: 22/10/2021 | |
| | | REFERENCE: P21128 | |
| | | SIGNED:  | |
| | | FOR CHIEF EXECUTIVE OFFICER | |
| | | NOTE: DEVELOPMENT APPROVAL DOES NOT CONSTITUTE A BUILDING PERMIT | |
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| | |  PO Box 388 Mt Dand 6936 M: 0439 111 969 admin@designsynergy.com.au www.designsynergy.com.au VITRUVIAN ELEMENT PTY LTD 91 Morris Family Trust Jan 70 356 286 124 | |
| | | DICKENSON CONSTRUCTIONS PTY LTD 68-76 FITZGERALD STREET NORTHAM | |
| | | PROPOSED ELEVATIONS PROJECT No 9670921 | |
| DESIGNED DS | CHECKED DS | DWG N° A 3.1 | REV |
| SHEET SIZE A3 | DATE 22/09/2021 | | |

APPROVED

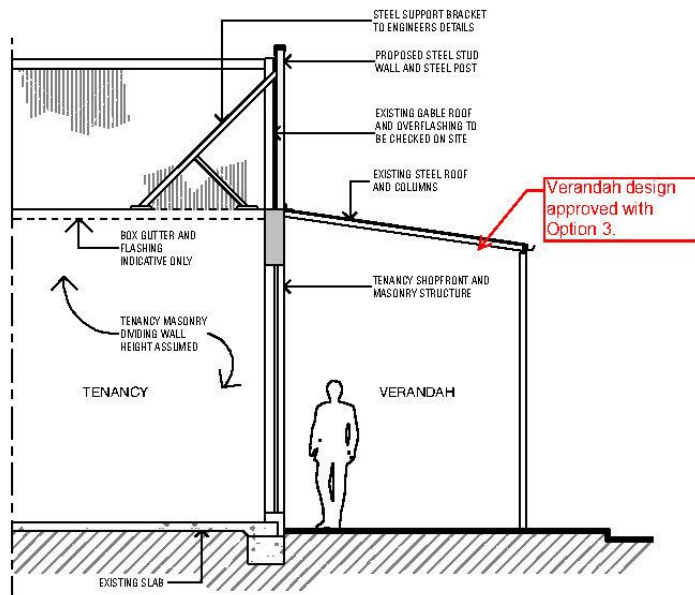


FRONT ELEVATION OPTION 3

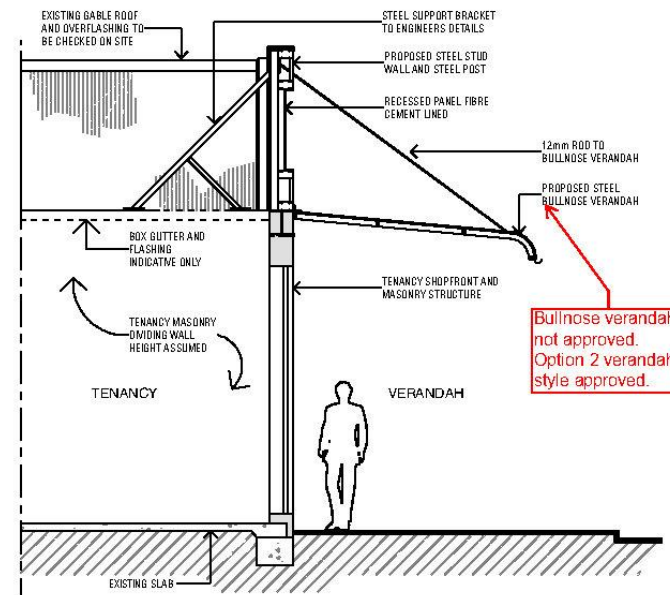
Verandah design not approved.

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CONCEPT SECTION OPTION 2
 SCALE 1:50



CONCEPT SECTION OPTION 3
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14. MATTERS BEHIND CLOSED DOORS

Nil.

15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

16. URGENT BUSINESS APPROVED BY DECISION

Nil.

17. DECLARATION OF CLOSURE