



Fogarty St

Oliver St

Phillip St

Broad St

Enanty St

Lee Steere St

Linthorne St

St

St





47.96

P2893 173
916 m²

47.96

P2893 174
916 m²

47.96

P2893 175
916 m²

47.96

P2893 176
916 m²

45.46

P2893 166
908 m²

47.98

P2893 165
916 m²

47.96

P2893 164
916 m²

47.96

P2893 163
916 m²

20.62

6.68

24.68

12.92

19.11

19.11

19.11

20.14

St

Broad

P. ROAD
2191 m²

P. ROAD
1.4860 ha

26

33.03

19.11

19.11

Wayne Davey
22/52 Weddall Road
Lockridge WA 6054

Date: 27 May 2024

Shire Office
Planning Office
21 Victoria Street
(PO Box 120)
Mingenew WA 6522

Re: Planning Request 3 (lot 165) Broad Street, Mingenev

To Whom It May Concern,

Below are the plans and time frame expected for the proposed works to be carried out at the above address.

1. Erect fencing
2. Level block and dig footings for donga
3. Move the existing donga to the new footings
4. Level area for patio and decking
5. Clad donga exterior with paperbark or equivalent colour metal sheeting. Add wood style accents in or around windows to suit
6. Dig septic/leach drains
7. Erect Patio and decking
8. Level and lay/compact gravel driveway/cross over
9. Erect carport

Emissions or noise, vibration, smell, light, electrical interference, fumes, smoke, oil and waste products, vehicular traffic generation should be minimal. Any dust will be settled with water spray. No expected safety or health hazards to nearby residents and/or occupiers of land and buildings due to the distance to the nearest neighbours.

I expect to have 1-2 people, other than when trades are required as I am an owner/builder.

I expect to spend 2 weeks every month on site.

Levelling/building works to be commenced as soon as building approval is granted.

Daily start time: 7:30am (Monday – Friday) and 8:00am (Saturday)

Daily finish time: 5:30pm (Monday – Saturday)

Working 6 days per week, Monday to Saturday.

Willing to start 8:00 if heavy equipment in use.

The building works will be purely residential.

Expected time frame of 6 months from commencement to having the donga, patio, decking and fencing completed.

A further 3 months to have the carport, driveway and gates completed.

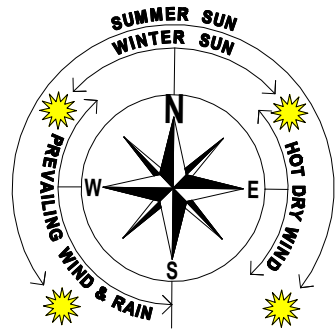
Whilst application for 2 bedroom house is awaiting approval. Hoping to achieve finalisation within 12-15 months. Making the total build time from start to finish of 2 years.

Small skid steer/loader used to level block in required areas. Motorised hole boring to dig fence post holes. Generator for powering hand tools required for development on site.

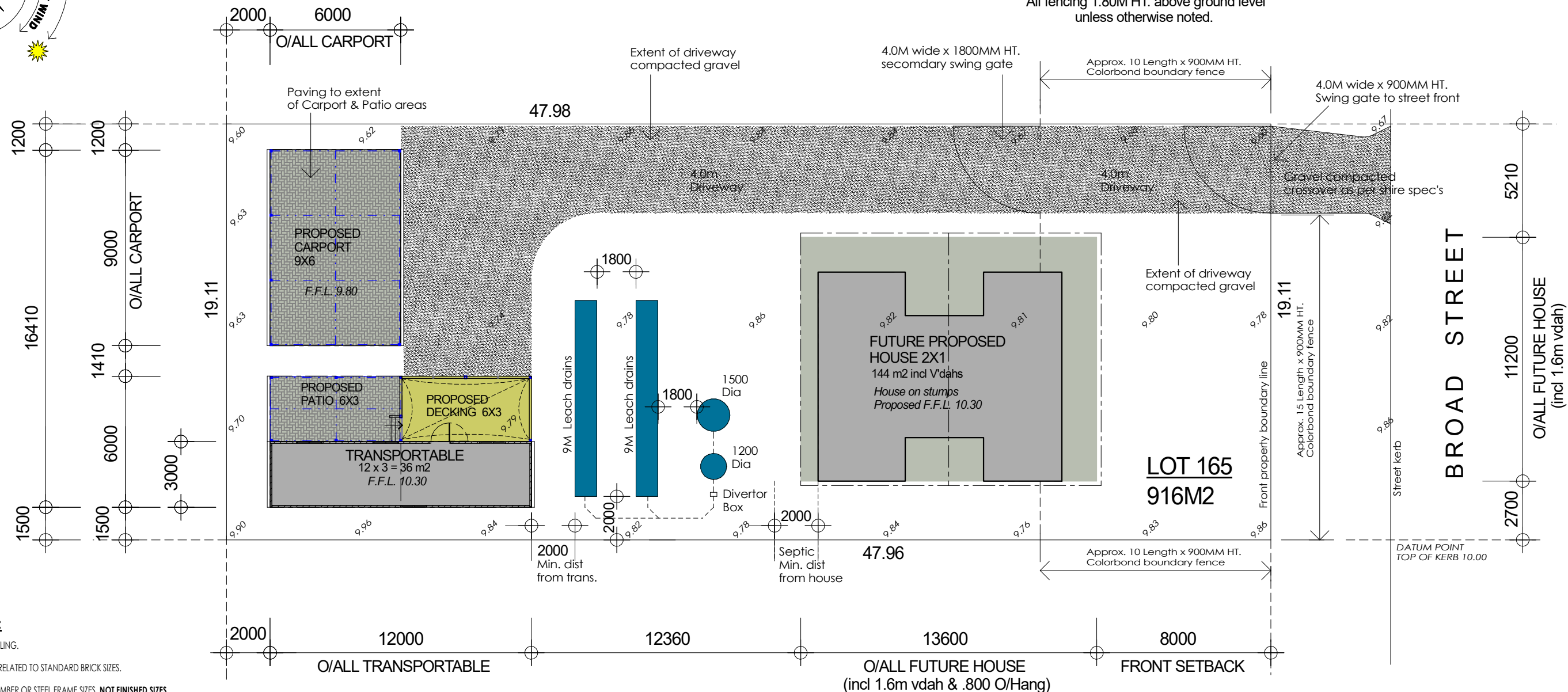
If you require any further information or clarification, please contact the undersigned via email.

Yours Sincerely,

Wayne Davey



FENCING NOTE:
 Colorbond fence panels and frame
 Paperbark subject to availability.
 All fencing 1.80M HT. above ground level
 unless otherwise noted.



PRELIMINARY DESIGN NOTES:

- DIMENSIONS TAKE PREFERENCE TO SCALING.
- VERTICAL HEIGHTS & DIMENSIONS ARE RELATED TO STANDARD BRICK SIZES.
- DIMENSIONS ON PLAN ARE TO BRICK, TIMBER OR STEEL FRAME SIZES, **NOT FINISHED SIZES.**
- DIMENSIONS OR SIZES ON CONSTRUCTION DRAWINGS MAY VARY SLIGHTLY FROM DESIGN TO SUIT CONSTRUCTION.
- FINAL DESIGN & WORKING DRAWINGS MAY VARY SLIGHTLY, SUBJECT TO:**
 - SITE INSPECTION REPORT/CONTUR FEATURE SURVEY,
 - EASEMENTS, SERVICES, ie water corp, power, etc.
 - STRUCTURAL ENGINEERING REPORT & DRAWINGS,
 - BAL. RATING, FIRE MANAGEMENT PLAN AND REPORT,
 - ENERGY EFFICIENCY RATING & ASSESSMENT.

(CLIENT RESPONSIBILITY TO ADVISE DESIGNER IF ANY SPECIAL SITE CONDITIONS, EASEMENTS OR UNDERGROUND SERVICES EXIST)

DRAWINGS MAY VARY SUBJECT TO SHIRE OR COUNCIL REQUIREMENTS.
 PLEASE CHECK AND NOTIFY SITE MANAGER OR DESIGNER FOR ANY DISCREPANCIES PIOR TO COMMENCING WORKS.
THESE ARE NOT CONSTRUCTION DRAWINGS.

AREA	Transportable	36.00 m ²
	Patio	18.00 m ²
	Decking area	18.00 m ²
	Carport area	54.00 m ²
	Future House incl vdahs	144.00m ²
TOTAL GROSS AREA	270.00 m²	

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 Email: carusodesigns@live.com.au

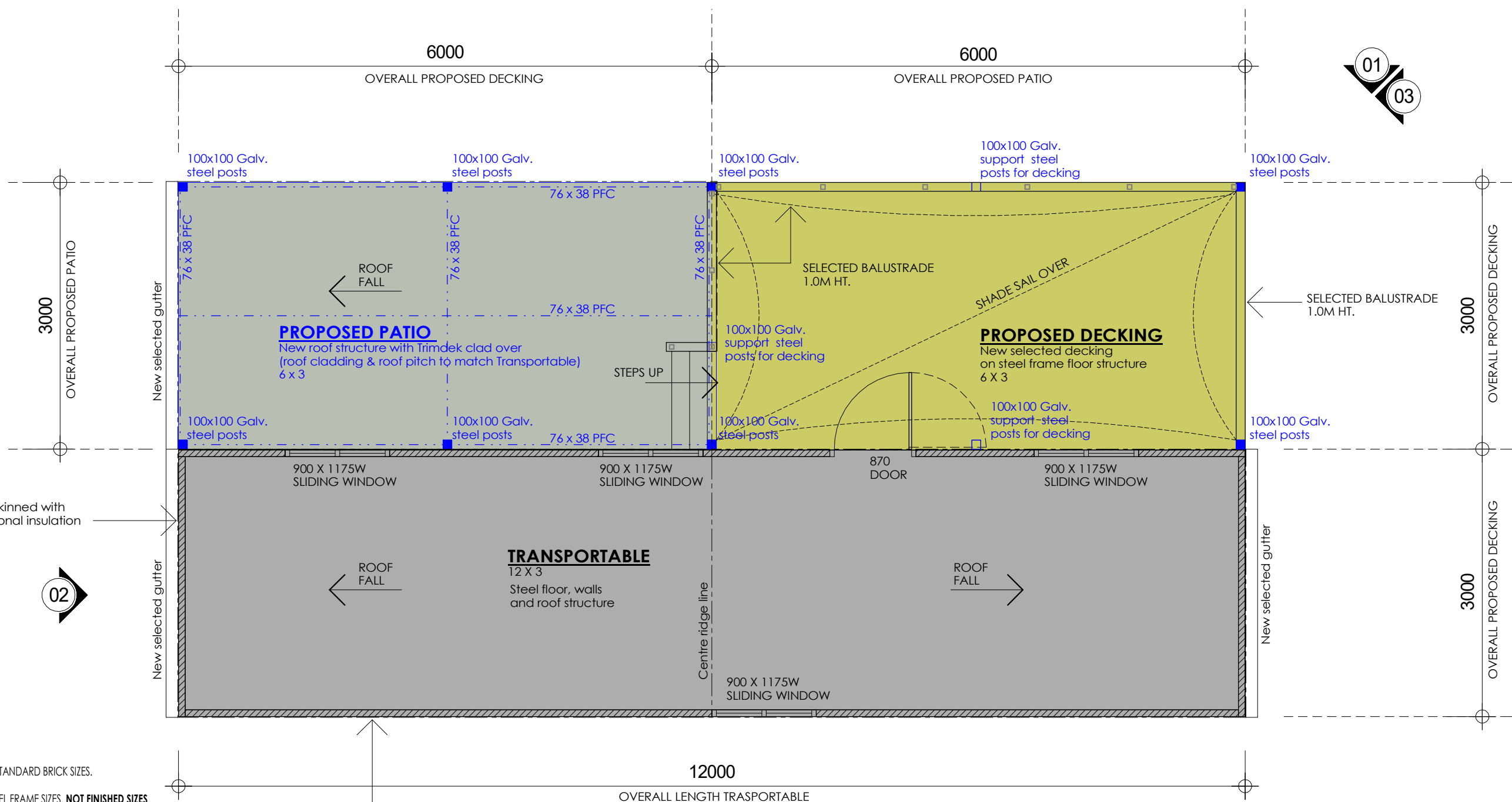
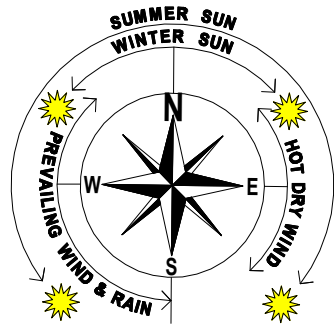
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PROPOSED DEVELOPMENT WAYNE DAVEY

SITE DETAILS:
 Lot 165 (#3)
 BROAD STREET
 MINGENEW, WA 6522

PREL DESIGN	02.05.24	CC
DEVELOPMENT APPROVAL DRAWINGS	23.05.24	CC

O/ALL SITE PLAN
 SCALE 1:200
 Page size A3



75mm steel walls frames.
Transportable (**all 4 sides**) to be skinned with selected Colorbond lining, additional insulation

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Transportable (**all 4 sides**) to be skinned with selected Colorbond lining, additional insulation

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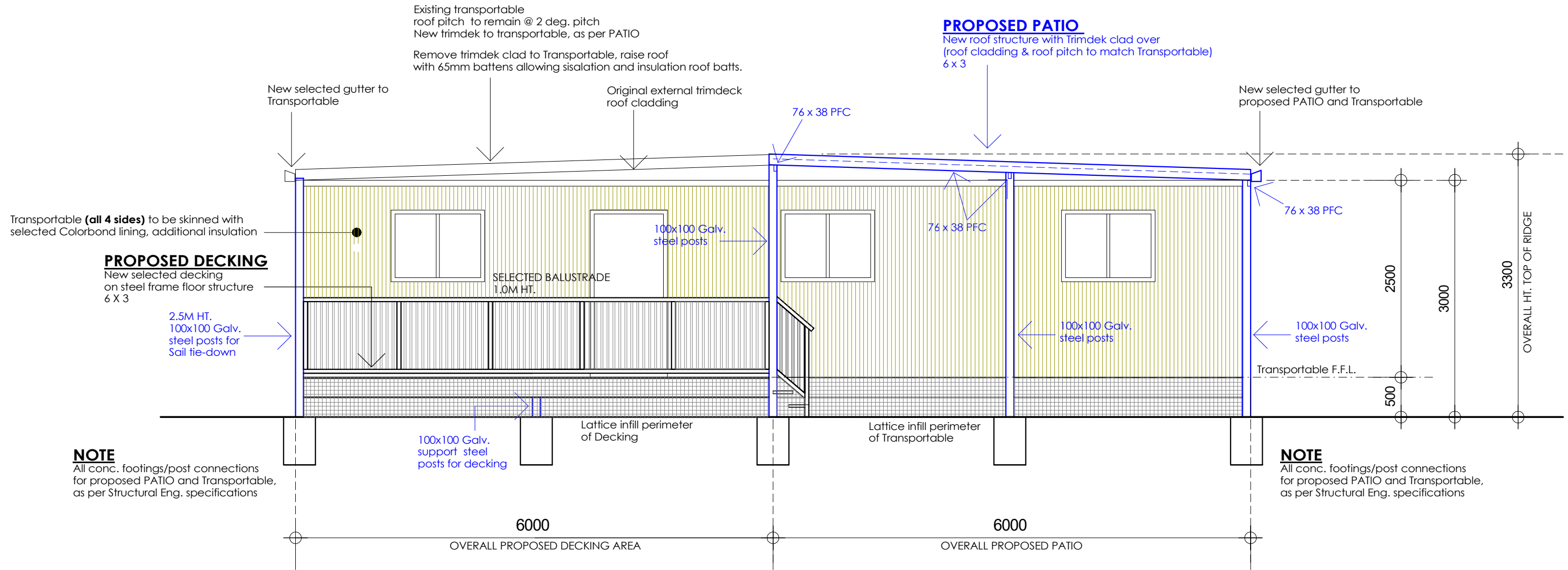
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WAYNE DAVEY

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PREL DESIGN	02.05.24	CC	SCALE: 1 : 50
DEVELOPMENT APPROVAL DRAWINGS	23.05.24	CC	SHEET REF: A02 of A05
			DATE: APRIL '24
			JOB No. 2657-24

FLOOR PLAN - Transportable, Patio & Decking
 SCALE 1:50
 Page size A3



NOTE
All conc. footings/post connections for proposed PATIO and Transportable, as per Structural Eng. specifications

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All conc. footings/post connections for proposed PATIO and Transportable, as per Structural Eng. specifications

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**ELEVATION 1 - Transportable,
Patio & Decking**
SCALE 1:50
Page size A3

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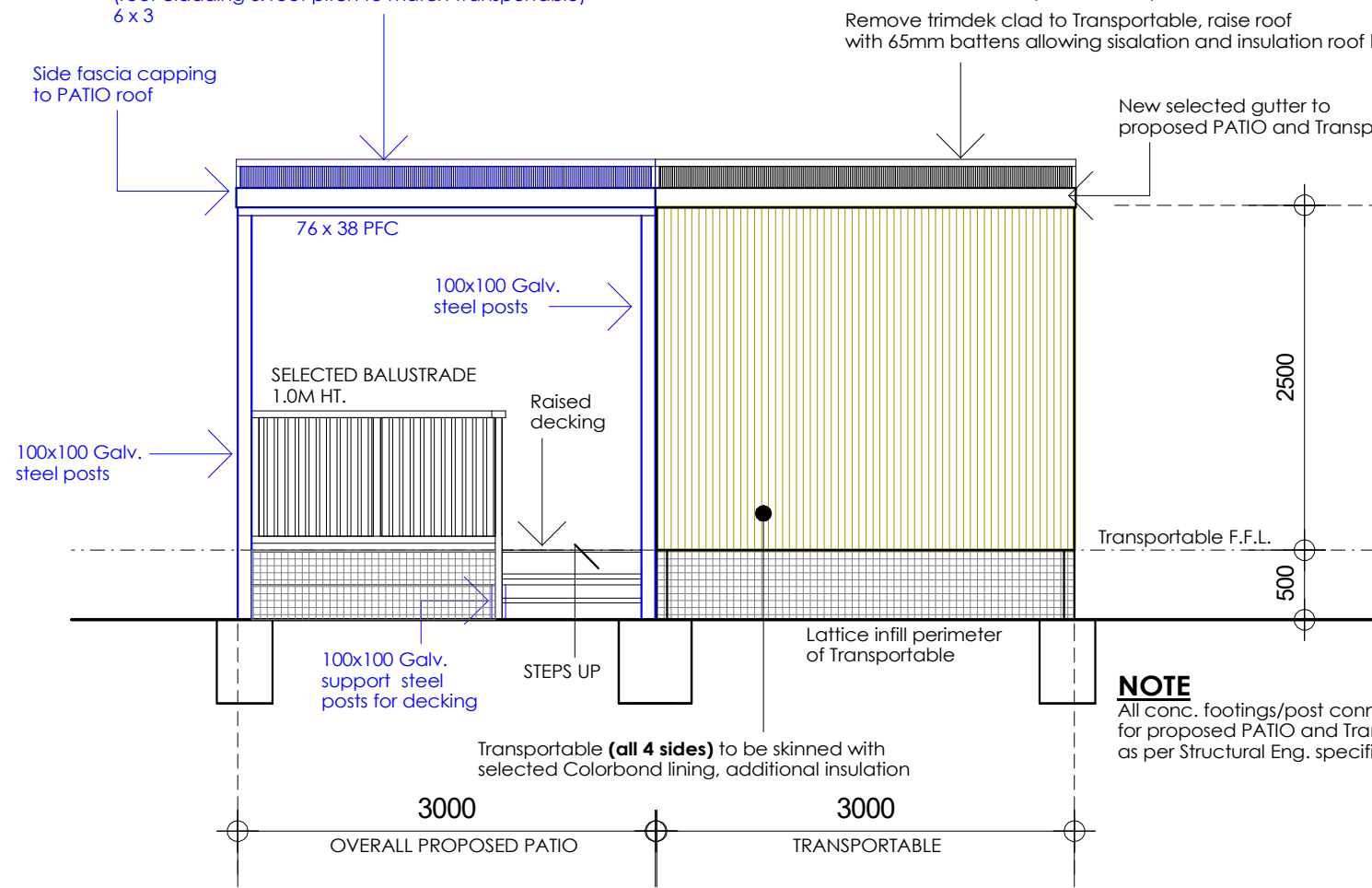
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			JOB No. 2657-24

PROPOSED PATIO

New roof structure with Trimdek clad over (roof cladding & roof pitch to match Transportable) 6 x 3

Side fascia capping to PATIO roof



Existing transportable roof pitch to remain @ 2 deg. pitch
New trimdek to transportable, as per PATIO

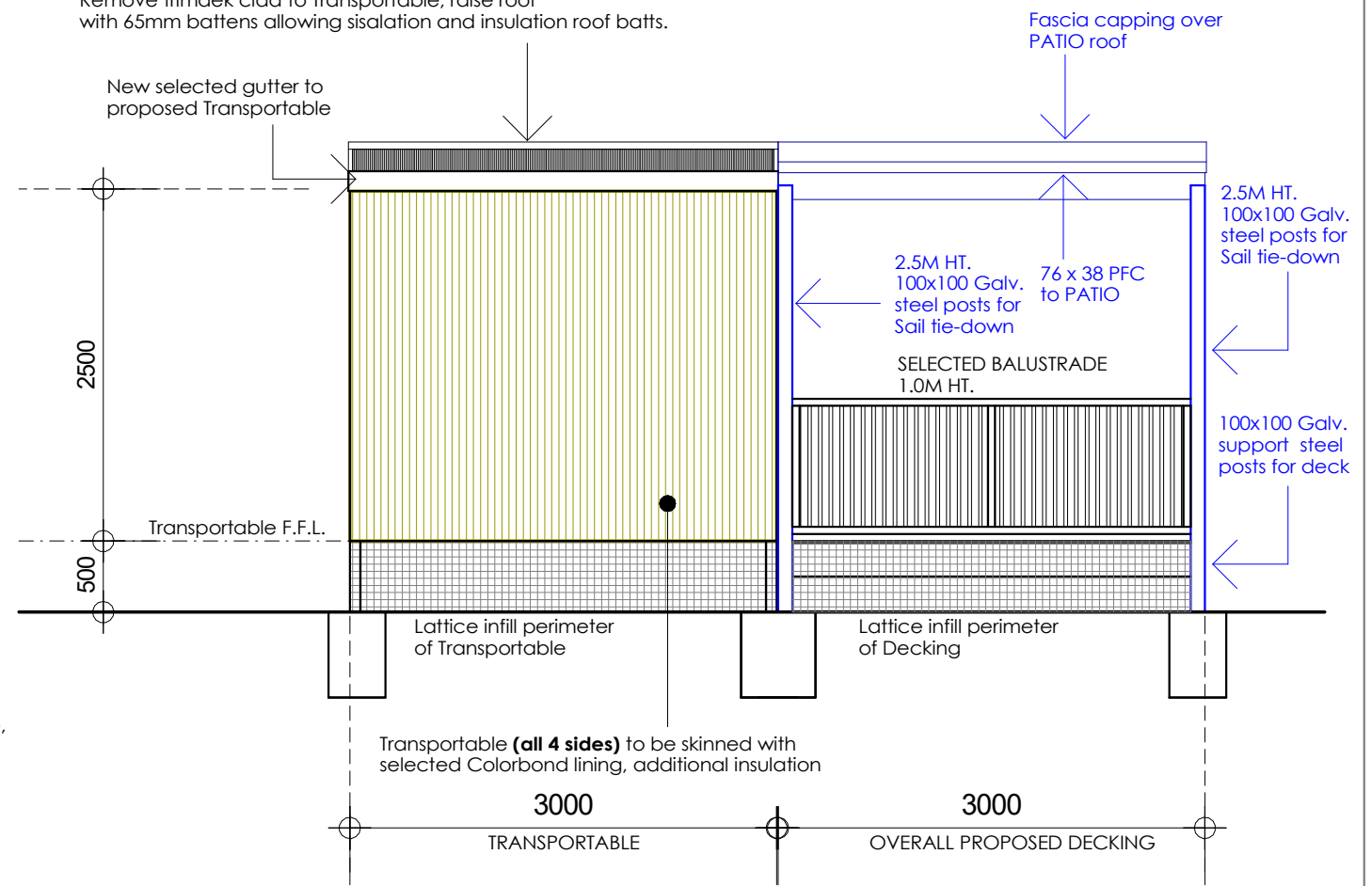
Remove trimdek clad to Transportable, raise roof with 65mm battens allowing sisalation and insulation roof batts.

New selected gutter to proposed PATIO and Transportable

Existing transportable roof pitch to remain @ 2 deg. pitch
New trimdek to transportable, as per PATIO

Remove trimdek clad to Transportable, raise roof with 65mm battens allowing sisalation and insulation roof batts.

New selected gutter to proposed Transportable



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ELEVATION 2 - Transportable, Patio & Decking

SCALE 1:50
Page size A3

ELEVATION 3 - Transportable, Patio & Decking

SCALE 1:50
Page size A3

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Transportable	36.00 m ²
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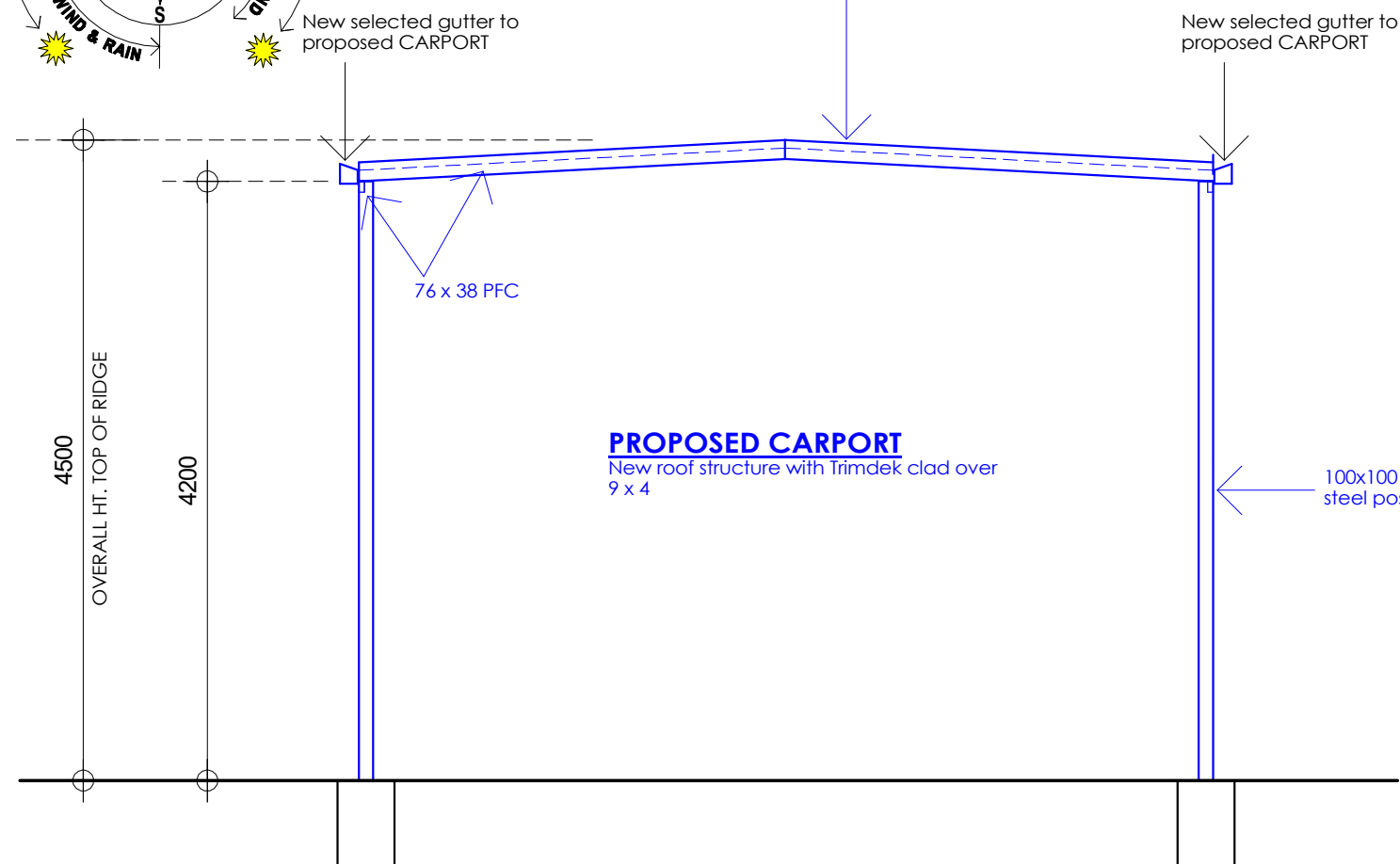
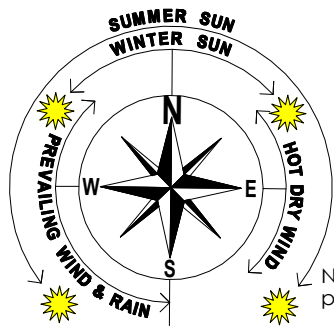
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ELEVATION 2 - Carport

SCALE 1:50
Page size A3

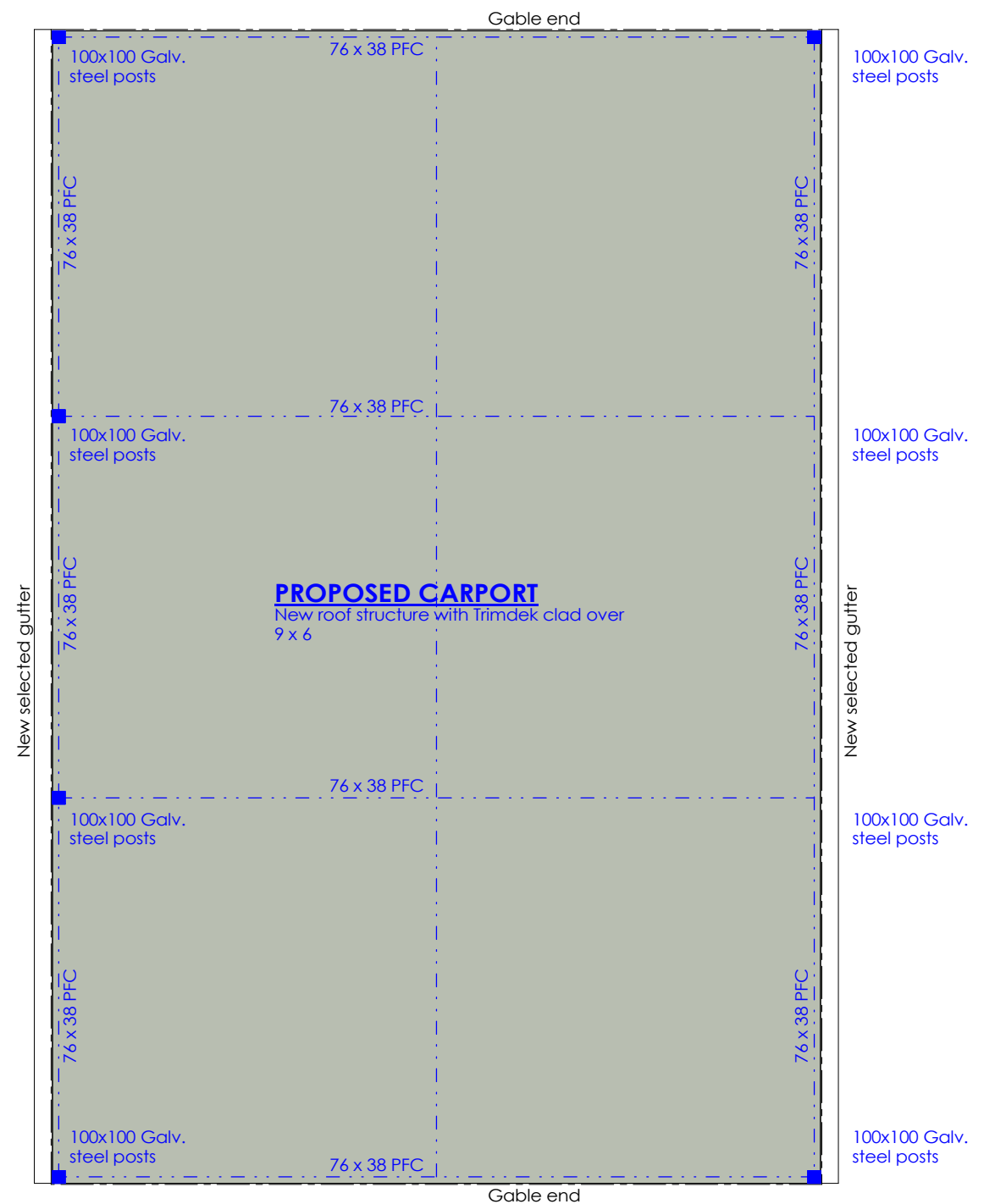
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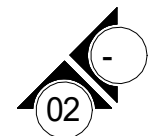
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FLOOR PLAN - Carport

SCALE 1:50
Page size A3



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