



# DEVELOPMENT APPLICATION SUBMISSION FORM

**Proposed Outbuilding - 10 (Lot 214) Coastal Crest, Buller**

Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

**SUBMISSION:**     Support                       Object                       Indifferent

Give in full your comments and any arguments supporting your comments (if insufficient space, please attach additional sheets) -

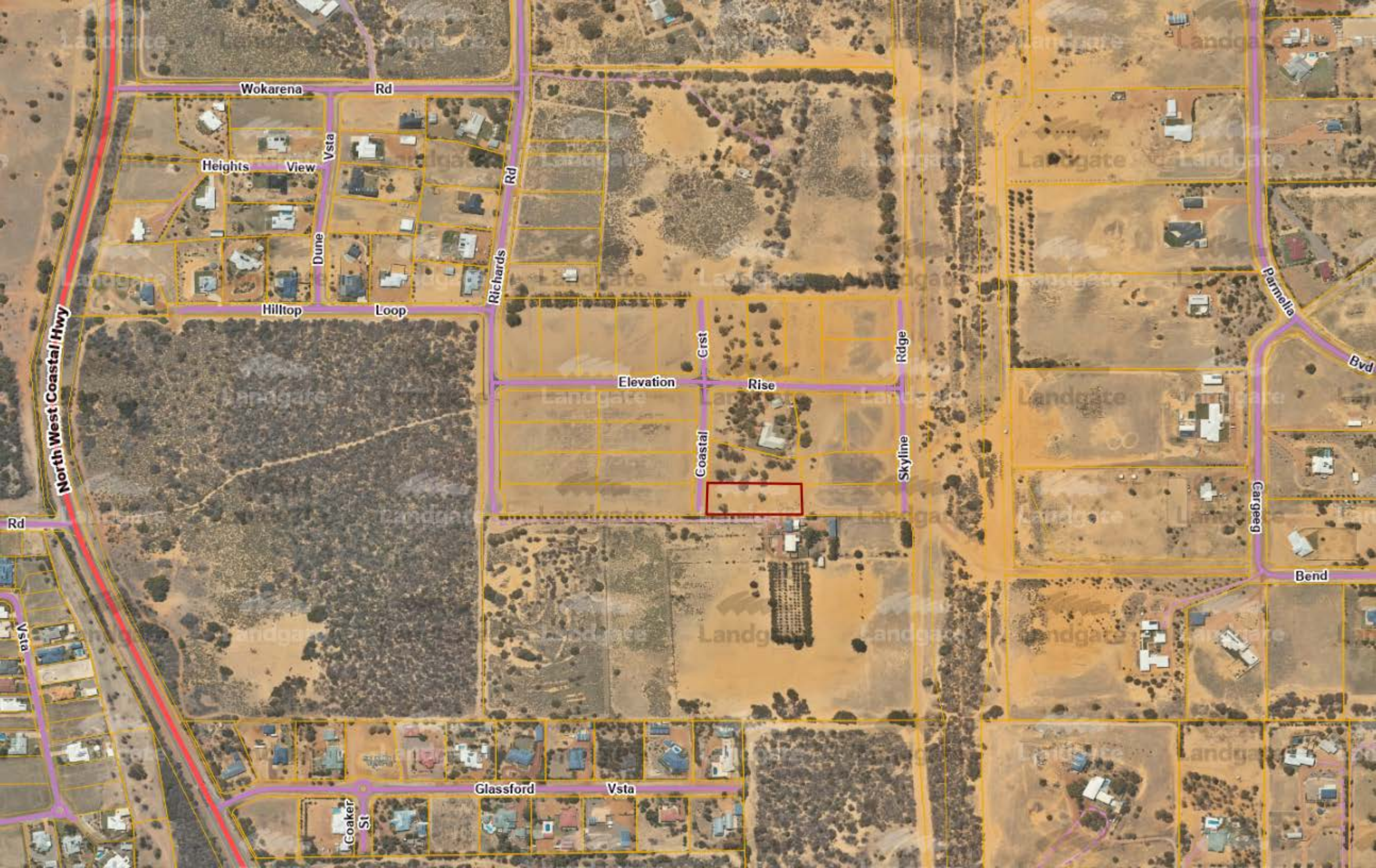
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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please return to: Chief Executive Officer    or    [cso@chapmanvalley.wa.gov.au](mailto:cso@chapmanvalley.wa.gov.au)  
Shire of Chapman Valley  
PO Box 1    or    (fax) 9920 5155  
NABAWA WA 6532

*Note: The local government in determining the application will take into account the submissions received but is not obliged to support those views.*

**Submissions Close: 4:00pm Friday 18 October 2024**



Wokarena Rd

Heights View

Hilltop Loop

Richards Rd

Elevation Rise

Coastal Crst

Skyline Rdge

Glassford Vista

Coaker St

North West Coastal Hwy

Parmella Bvd

Cargeeg Bend



DP426115 206  
4090 m<sup>2</sup>

DP426115 213  
4086 m<sup>2</sup>

DP426115 212  
4072 m<sup>2</sup>

101.14  
100.75

97.3

105.93

3

4.38  
3.91  
4.91  
3.9

16.01

31.8

34.2

36.44

P. ROAD  
407.2 m<sup>2</sup>  
Coastal Crst

36.99

3

53.02

36.99

3

83.37

DP426115 215  
4181 m<sup>2</sup>

103.04

DP426115 214  
4060 m<sup>2</sup>

105.22  
105.4

P15501 11  
12.0748 ha

DP426115 216  
6930 m<sup>2</sup>

13.87

5.78

32.23

32.86

34.96

3

DP426115 217  
4035 m<sup>2</sup>

41.58

DP426115 219  
4016 m<sup>2</sup>

104.19

DP426115 220  
4017 m<sup>2</sup>

92.95  
104.2

7.93

71.64



Midwest Sheds and Garages  
52 Anderson Street  
WEBBERTON WA 6530

13/09/2024

Shire of Chapman Valley  
Planning  
3270 Chapman Valley Road  
NABAWA WA 6532

Dear Sir/Madam,

Re: Development Application for 10 Coastal Crest, Buller

Please find attached the plans for a 12m x 14m shed with an eave height of 4m.

It will be built entirely behind the building. We are asking for a reduced setback to the shed from 7.5m to 3m on the southern side boundary of the property and a 2m setback from the rear boundary.

The property has a width of only 38m at the rear. Due to the limited land space and the dimensions of the shed, adhering to the current setback requirement poses a significant challenge. Specifically, the size and accessibility of the shed make it particularly difficult to manoeuvre towed vehicles, such as a large caravan or boat into the yard.

In addition, a similar setback reduction to 3m has been approved at the adjacent property.

The purpose of this shed is to store domestic items securely and out of the weather and will not be used for commercial applications.

There are no windows in the walls facing the side or rear neighbours, so the location of the shed will not present a privacy concern. The proposed cladding Colorbond Southerly and Colorbond Ironstone will match in with the residence, is modern and is in keeping with other buildings in the area.

Stormwater will be contained by a rainwater tank.

Neighbour consultation has not been sought.

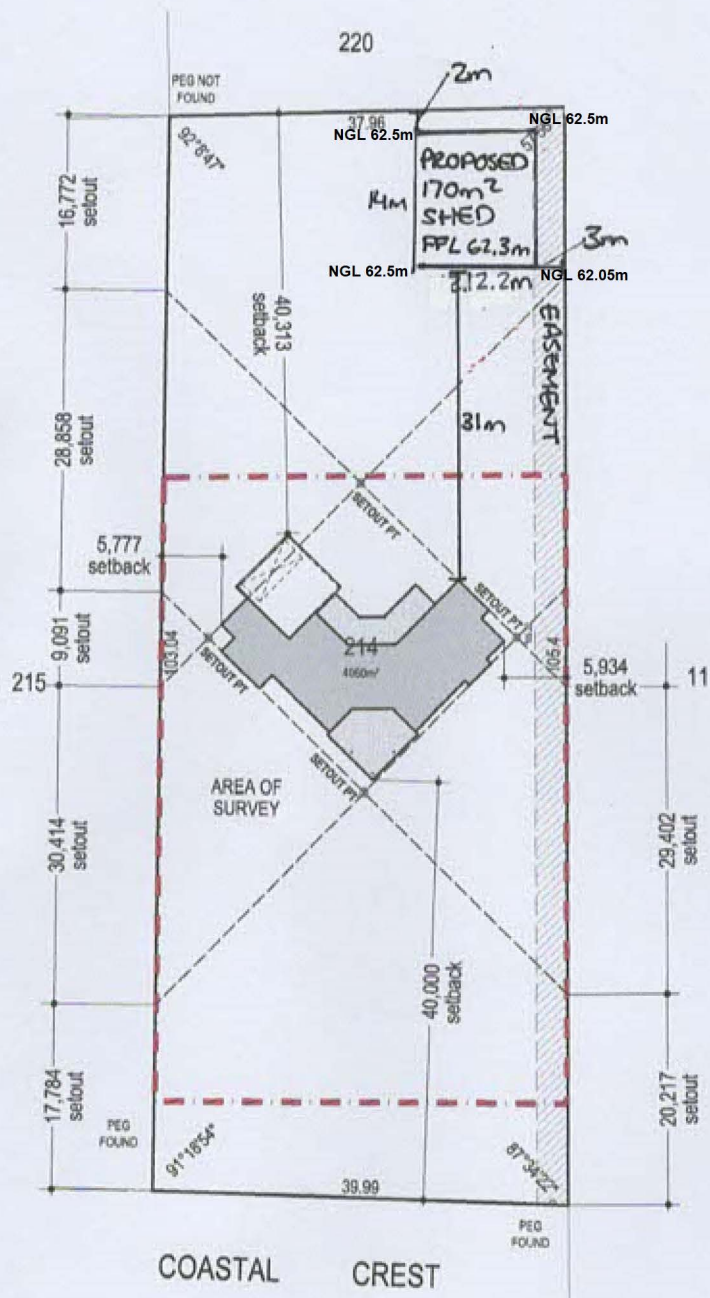
Your consideration of this request is appreciated. Thank you for your time and we look forward to hearing your response.

Yours faithfully

Phillippa Boers

Midwest Sheds and Garages

T: 0498 999 665 | E: [midwestsheds@outlook.com](mailto:midwestsheds@outlook.com)



PROPOSED STEEL COLORBOND SHED  
 STORMWATER MANAGEMENT: ROOF 168m<sup>2</sup> x 0.8 / 60 = 2.52m<sup>3</sup>  
 TO BE DIVERTED TO FUTURE RAINWATER TANK

REV	VO #	DRN	DATE	CHK

### FINAL PLANS

DATED: \_\_\_\_\_  
 OWNER ..... WITNESS  
 OWNER ..... WITNESS  
 BUILDER ..... WITNESS

SHEET N° \_\_\_\_\_

TITLE :	DRAWN BY :	LOT : LOT 214 COASTAL CREST, BULLER
BUILDER :	DATE :	AUTHORITY : SHIRE OF CHAPMAN VALLEY
CLIENT :	DATUM :	DEPOSITED PLAN :
SCALE : 1:500 @ A3		VOLUME/FOLIO :
		DRAWING No. :

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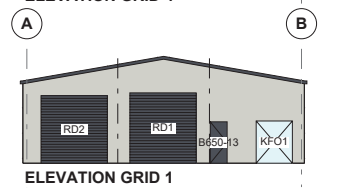
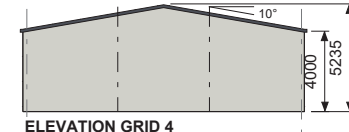
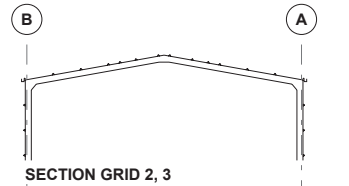
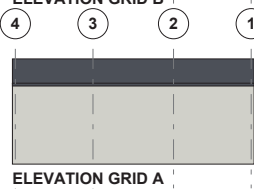
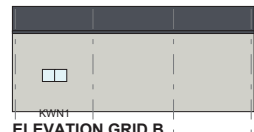
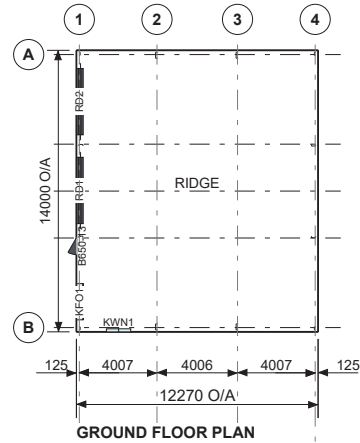
**CLADDING**

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	TRIMDEK 0.42 BMT	CB	IS
WALLS	TRIMDEK 0.35 BMT	CB	SU
CORNERS	-	CB	IS
BARGE	-	CB	IS
GUTTER	SHEERLINE	CB	IS
DOWNPIPE	90x90	PV	WT

0.35bmt=0.40tct, 0.42bmt=0.47tct, 0.48bmt=0.53tct

**ACCESSORY SCHEDULE & LEGEND**

QTY	MARK	DESCRIPTION
1	KWN1	GJames Window Kit, 600H x 1210W (N3) Window P/Coated.W/ Std Fly Screen (BG)
1	RD1	B&D, Firmador, R.D, Indust. "R2F", W/Lock , 3425 high x 3300 wide Clr. Open. C/B
1	RD2	B&D, Firmador, R.D, Indust. "R2F", W/Lock , 3285 high x 3300 wide Clr. Open. C/B
1	KFO1	2100H x 1800W Framed Opening. Door must be fitted
1	B650-13	Lysaght PA Door & Pre-Hung Frame 180 Deg. Std. 2040 x 820 C/Bond (G)



ARCHITECTURAL DRAWING ONLY, FOR BUILDING PERMIT STAGE

CLIENT  
**Mathew McAuliffe**

SITE  
**10 Coastal Crest  
BULLER WA 6532**

BUILDING  
**BIG G  
14000 SPAN x 4000 EAVE x 12270 LONG**

ACCREDITED PRACTITIONER  
**Alexander Filonov  
Level 1, 12 Beaumont St Hamilton NSW 2303  
+61 2 4962 4311  
31/07/2024**

TITLE  
**GENERAL ARRANGEMENT**

SCALE	DRAWING NUMBER	REV	PAGE
A3 SHEET 1:250	<b>432692-GA</b>	<b>A</b>	<b>12/12</b>



Above: View looking south at proposed shed site upon Lot 214

Below: View looking south along rear boundary of Lot 214







Above: View looking east along side boundary of Lot 214

**Colorbond®** Colours



**Southerly®**



**Ironstone®**