

Shire of Denmark	
Top 106135	
1 JUN 2010	
A431	
DATE	LPH
FILE REF	
COUNCILLORS	
DIR of FINANCE	
DIR of PLANNING	✓
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

Anthony Rechichi T/as  
WCM Automotives  
983 Industrial Road  
Denmark WA 6333  
31/05/2010

To: Director of Planning & Sustainability  
Shire of Denmark  
PO Box 183  
Denmark WA 6333

Ref: A431 (2010/116)

I am writing to apply for a review of refusal of planning application to erect an Industrial Shed with a 1 metre setback at Lot 983 Industrial Road.

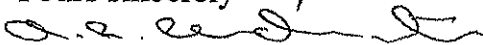
We are applying for a reduction in setbacks as the usual 5 metre setback would have the required shed in an unsuitable location on the property.

In response to your notice of refusal point 2 – “ALMOST all existing building comply with the front yard requirements of the zone”; it would seem that we wouldn’t be alone in receiving a relaxation of planning consent conditions in the industrial area. In fact, only in recent years since I have owned the property, 3 or 4 large silos of approx 7metre heights were located in the proposed shed site but have since been removed. Over the years the silos were located on the corner there were no complaints or traffic accidents.

As far as the proposed shed effecting vehicle traffic in the area, that corner of the property is located at a T junction where traffic entering Hodgkin Road from Industrial Road should either stop or slow sufficiently to assess movements of traffic from both directions and would still have visibility with the shed located one metre from the fence line as the verge of 4 or 5 metres is well cleared and allows good visibility.

I would appreciate the consideration of all shire councillors on this matter at the next council meeting.

Yours sincerely



Anthony Rechichi

Shire of Denmark	
For 1061354	
1 JUN 2010	
A431	
DATE	LPH
FILE REF	
COUNCILLORS	✓
CEO	
DIR of FINANCE	
DIR of PLANNING	✓
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

Anthony Rechichi T/as  
WCM Automotives  
Lot 983 Industrial Road  
Denmark WA 6333  
31/05/2010

To: Councillor Kim Barrow  
Shire of Denmark  
PO Box 183  
Denmark WA 6333

Ref: A431 (2010/116)

I am writing to apply for a review of refusal of planning application to erect an Industrial Shed with a 1 metre setback at Lot 983 Industrial Road.

We are applying for a reduction in setbacks as the usual 5 metre setback would have the required shed in an unsuitable location on the property.

In response to your notice of refusal point 2 – “ALMOST all existing building comply with the front yard requirements of the zone”; it would seem that we wouldn’t be alone in receiving a relaxation of planning consent conditions in the industrial area. In fact, only in recent years since I have owned the property, 3 or 4 large silos of approx 7metre heights were located in the proposed shed site but have since been removed. Over the years the silos were located on the corner there were no complaints or traffic accidents.

As far as the proposed shed effecting vehicle traffic in the area, that corner of the property is located at a T junction where traffic entering Hodgkin Road from Industrial Road should either stop or slow sufficiently to assess movements of traffic from both directions and would still have visibility with the shed located one metre from the fence line as the verge of 4 or 5 metres is well cleared and allows good visibility.

I would appreciate the consideration of all shire councillors on this matter at the next council meeting.

Yours sincerely



Anthony Rechichi

APPENDIX III - APPLICATION FOR PLANNING CONSENT

SHIRE OF DENMARK - TOWN PLANNING SCHEME NO 3

Name/s of owner/s of land on which development is proposed: Surname: Reehichi

Other

Names: Anthony

Address in full: 12 Flay Street Denmark W.A 6333

Submitted by: Anthony Reehichi

Address for correspondence: U3/Lot 983 Industrial Road Denmark W.A 6333

Contact Phone Number: 08 98 482146 Email: wemautos@doda.com.au

Locality of Development: Description of Land: Street: Industrial Road

Lot No: 983 Location No: Street No:

Plan or Diagram: NOT APPLICABLE Certificate of Title: NOT APPLICABLE

Volume: NOT APPLICABLE Folio: NOT APPLICABLE

Development Proposed: 150 m2 shed in north East corner of property

Approximate Cost of Proposed Development: \$50 000

Estimated time of Completion: June 2010

Signature of Applicant: [Handwritten Signature]

Date: 25/3/10

Signature of all Owner/s: (if not the Applicant)

Date: 25/3/10

This form is to be submitted in duplicate with two copies of the A3 plans (four copies if applying for a building licence).

This is not an application for a building licence. A separate application is required for a building licence.

RECEIVED - 5 MAY 2010

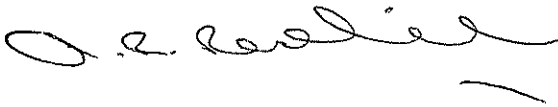
BY: .....

Anthony Rechichi T/as  
WCM Automotives  
Lot 983 Industrial Road  
Denmark WA 6333  
28/04/2010

To: Planning Officer  
c/o Denmark Shire  
South Coast Hway  
Denmark WA 6333

I am writing to advise you of my intention to seek planning approval for an additional industrial shed at Lot 983 Industrial Road Denmark. We are applying for a reduction in setbacks as the usual 5 metre setback would have the required shed in an unsuitable location on the property. I would appreciate your due consideration on this matter and welcome your visit to the site to discuss it further.

Yours sincerely



Anthony Rechichi

Shire of Denmark	
IPA 10577	
6 MAY 2010	
A431	
DATE	LPH
FILE REF	
COUNCILLORS	
CEO	
DIR of FINANCE	
DIR of PLANNING	<input checked="" type="checkbox"/>
DIR of INFRASTRUCTURE	
DIR of COMMUNITY	
OTHER	

RECEIVED  
- 5 MAY 2010

BY: .....

Anthony Reelich  
Lot 983 Industrial Road

Plan No 1

\*Please consider a 1m/ve setback from the boundary

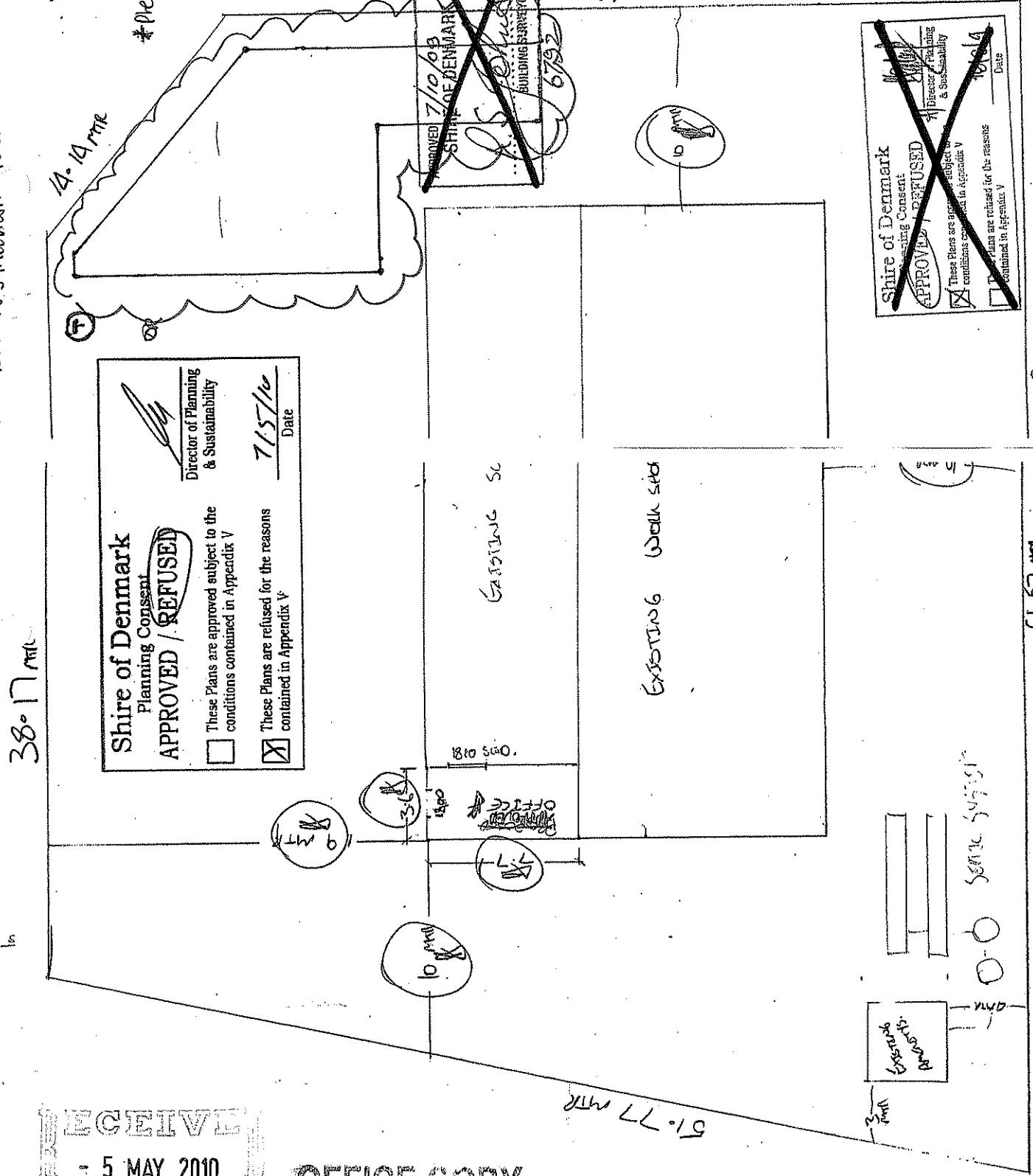
↑ North

SCALE 1:200

Town Rectechs  
Lot 983

~~INDUSTRIAL ROAD  
DENMARK  
19 AUG 2009~~

~~BLUPT~~



Shire of Denmark  
Planning Consent  
**APPROVED / REFUSED**

These Plans are approved subject to the conditions contained in Appendix V

These Plans are refused for the reasons contained in Appendix V

Director of Planning & Sustainability  
Date: 7/15/10

~~APPROVED 7/10/09  
SHIRE OF DENMARK  
BUILDING SUPERVISOR~~

~~Shire of Denmark  
Planning Consent  
**APPROVED / REFUSED**~~

~~These Plans are approved subject to the conditions contained in Appendix V~~

~~These Plans are refused for the reasons contained in Appendix V~~

~~Director of Planning & Sustainability~~  
Date: 10/14/10

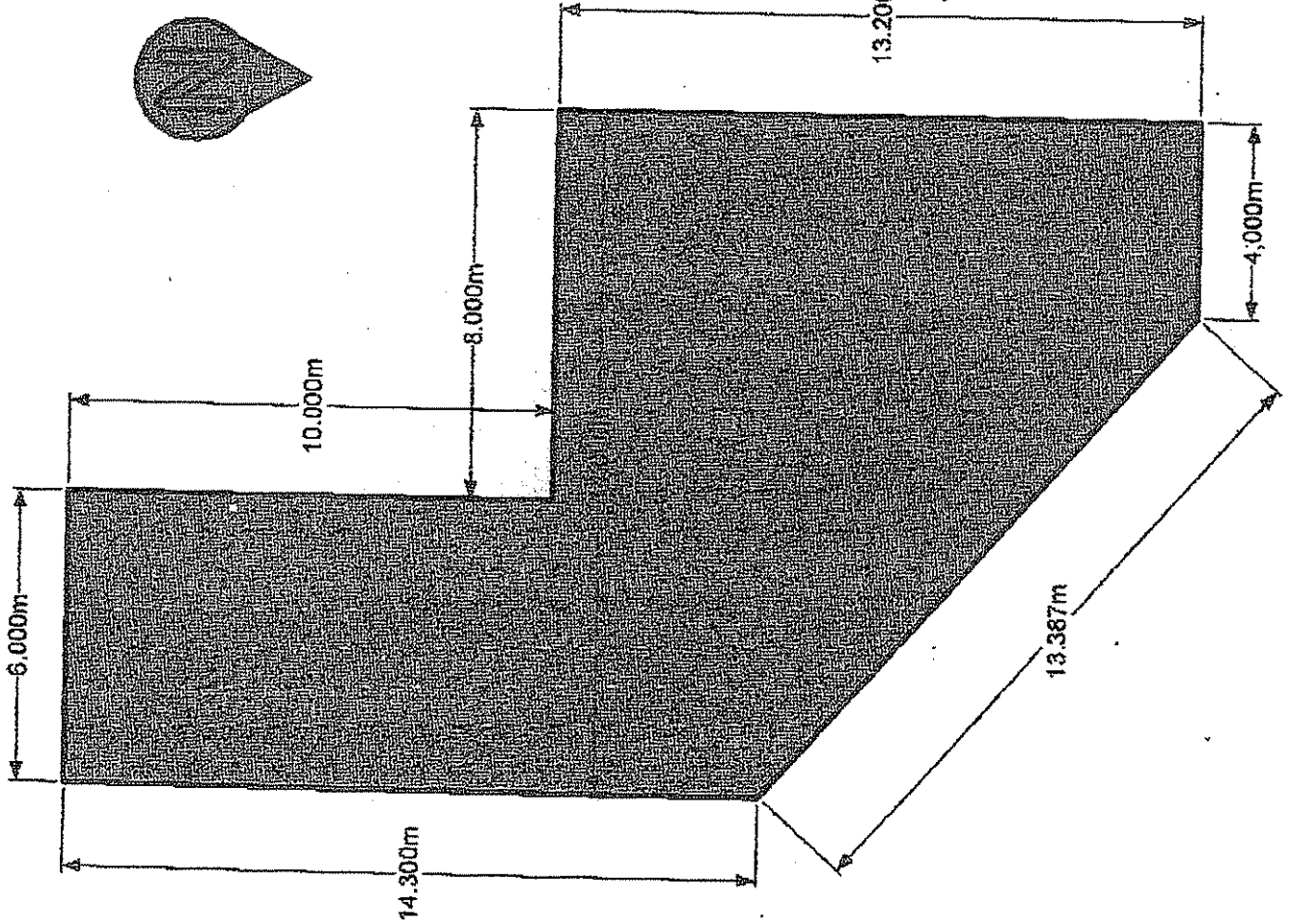
RECEIVED  
- 5 MAY 2010

OFFICE COPY

BY: .....

PLAN.

Anthony Rechichi  
Lot 983 Industrial Road



Shire of Denmark Planning Consent <b>APPROVED / REFUSED</b>	<input type="checkbox"/> These Plans are approved subject to the conditions contained in Appendix V	Director of Planning & Sustainability	7/5/10
	<input checked="" type="checkbox"/> These Plans are refused for the reasons contained in Appendix V		Date

RECEIVED  
- 5 MAY 2010

BY: .....



