

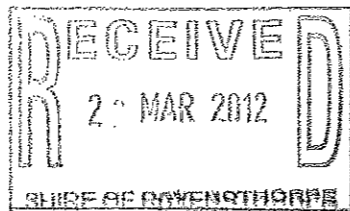


SHIRE OF RAVENSTHORPE RECORDS

RECEIVED
28 MAR 2012

DISPOSAL DATE: PERM 27.3
GDA NO: 37.3
DOC ID: 8722-18

OFFICER	TASK	F.Y.I
CEO		
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MGR ENGINEER		
MGR PLAN/DEV	✓	
RANGER		
REG SERVICES		
TRACER		✓



14.0.0145256

Your Ref: 14.0.0 145256
 Our Ref: 145256
 Enquiries: Diane Daze (6551 9335)

Chief Executive Officer
 Shire of Ravensthorpe
 PO Box 43
 RAVENSTHORPE WA 6346

Dear Sir/Madam,

RECONSIDERATION – LOT 3026 MAITLAND STREET, HOPETOUN

Further to our determination letter dated 14 February 2012 for the above application, attached is a copy of a letter from Ayton Baesjou Planning requesting that the determination be reconsidered.

Prior to reconsideration of the application, the Commission would appreciate receiving any relevant comments or information you may have concerning this request by 3 May 2012.

Yours faithfully

Neil Thomson
 Secretary
 Western Australian Planning Commission

22 March 2012

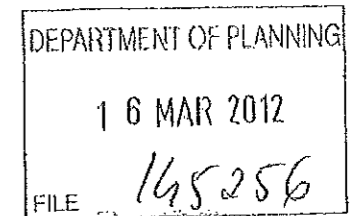
Attach

Our Ref: 10-47
Your Ref: 145256

12 March 2012

West Australian Planning Commission
C/- Department of Planning
Locked Bag J747
GPO PERTH WA 6001

Attention: Lisa Saraceni



Dear Lisa

**RE: RECONSIDERATION: PT LOT 3026 MAITLAND STREET, MARY ANN WATERS ESTATE, HOPETOUN.
WAPC REF 145256.**

I refer to the above subdivision proposal which was approved dated 14th February 2012. Please note, this approval was received at this office through the post on 20th February 2012.

Please find attached a request for reconsideration of Condition 6 of the subdivision approval. A signed Form 3A is attached together with the fee for \$1,062.00.

Condition 6 requires:

"Arrangements being made to the satisfaction of the Shire of Ravensthorpe for the lots to be sold on an "as-is" basis with out the use of retaining walls (Local Government)."

As shown on the lodged plan of subdivision (copy attached), the land is required to be filled in the north west and north east corners (Lots 261 & 262, Lot 267 and Lot 368) and along the southern boundary (Lots 269 to 274). This fill is required so that all parts of the lots can gravitate into the sewer which runs along Maitland Street. The retaining walls, some of which have already been constructed, range from approximately 0.5m to a maximum of 1.5m in height. It should be noted that the fill is not proposed to create flat lots but to enable the lots to be connected to the sewer. Consequently, apart from the fill shown on the plan of subdivision, these lots will be sold on an "as-is" basis. Also attached is a detailed sewer reticulation plan which illustrates the contours and the area of fill required along the southern boundary.

As the sewer has already been constructed to connect to the proposed subdivision, considerable costs would be incurred if no fill was allowed on the proposed lots.

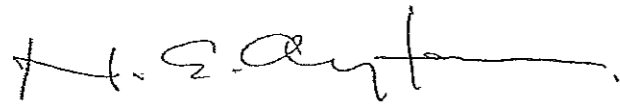
In summary, the natural lie of the land will be retained with fill only required to ensure the whole of the proposed subdivision can be connected to deep sewer.

It is considered the intent of the condition can be met and that limited fill and associated retaining walls are only required to enable the lots to connect to scheme sewer.

It is requested Condition 6 be modified to allow for the fill and associated retaining walls in order to ensure all parts of the lots can gravitate to scheme sewer.

Should you wish to discuss the matter in more detail, please do not hesitate to call me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Ayton', with a long horizontal flourish extending to the right.

Nick Ayton
AYTON BAESIOU PLANNING

