

19.08.2026

**ATT: Planning Department
Shire Of Irwin
11-13 Waldeck Street
Dongara WA 6520**

Dear Sir/Madam

Re: Proposed Outbuilding at Lot 53 River Gum Way, Dongara WA 6525

I write in relation to a development application seeking to construct a new ***Outbuilding*** at the above-mentioned property which is zoned Rural Residential under the Shire of Irwin's Local Planning Scheme No.5



We write in support of the proposed outbuilding at the above-mentioned property, specifically seeking consideration for a variation to the maximum allowable shed as well as the storage of x2 commercial vehicles (over 4.5T Gross)

PLANNING JUSTIFICATION

Proposed 350m² Outbuilding and Storage of Commercial Vehicles

Rural Residential Zone – Shire of Irwin LPS No. 5

1. Proposal

Development approval is sought for a 350m² outbuilding on a Rural Residential property of approximately 100 acres (40 hectares).



The proposed outbuilding exceeds the 250m² maximum identified under the Shire of Irwin Planning Policy for Outbuildings on Rural Residential lots by 100m².

The additional floor area is required to provide adequate storage for equipment associated with the ongoing maintenance and management of the property, together with general residential storage and vehicle accommodation.

In addition, approval is specifically sought for the storage of two larger vehicles within the proposed outbuilding, being:

- one licensed tipper truck; and
- one unlicensed loader.

The two vehicles are addressed separately from the general property-maintenance equipment, as they considered commercial vehicles are also shared between the lot owner of the subject property and his father, who owns the adjoining property to the south.

4. Separate Storage of the Two Commercial Vehicles

The tipper truck and loader are not relied upon as part of the equipment necessary to justify the ancillary residential outbuilding.

Instead, approval is specifically sought for their storage within the proposed shed.

The two vehicles are shared between the owner of the subject property and his father, who owns the adjoining property to the south.

Both the owner and his father are tradesmen operating a formwork carpentry & concreting business together. However, importantly, neither the tipper truck nor the loader is used in the day-to-day operation of that business.

The vehicles are not used to undertake work for clients, transport materials for external projects, attend construction sites or otherwise operate as part of the business.

The vehicles are instead retained for the maintenance, upkeep and management of the two adjoining properties.

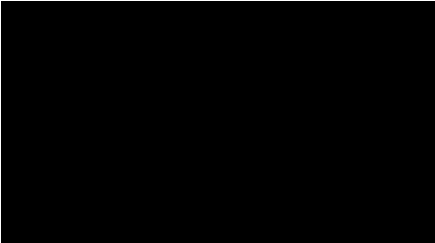
The tipper truck is licensed for road use, while the loader is unlicensed and is intended to remain on the properties for land-management purposes.

Neither vehicle will be used for commercial work outside the subject property and adjoining property.

5. No Commercial or Transport Depot Use

The proposal does not seek approval for a transport depot, commercial vehicle yard or industrial operation.

There will be:

- 
- no transport business conducted from the property;
 - no commercial vehicle fleet;
 - no third-party vehicle storage;
 - no vehicle hire operation;
 - no customer access;
 - no commercial workshop;
 - no servicing or repair business;
 - no storage of vehicles for other businesses;
 - no loading or unloading of goods associated with external commercial work; and
 - no business signage or customer-facing activity.

The two vehicles will simply be garaged within the proposed shed when not being used for property maintenance.

The storage arrangement therefore has substantially different characteristics from a commercial transport or vehicle-storage operation.

Draft LPS6 provides a useful contemporary reference in this regard, defining a Transport Depot as premises used primarily for the parking or garaging of three or more commercial vehicles, together with associated activities.

While Draft LPS6 is not the statutory basis for this application, the proposed storage of two vehicles is clearly distinguishable from the scale and function contemplated by a Transport Depot.

6. Rural Residential Use Remains Predominant

The predominant use of the subject property will remain Rural Residential.

The proposed outbuilding is ancillary to the dwelling and provides storage for equipment, vehicles and other items associated with the use and management of the property.

The separate storage of the two commercial vehicles does not change the fundamental character or use of the property.

The vehicles are not being introduced to establish a commercial operation on the land. Their purpose is to provide convenient and secure storage for machinery that is shared between the two adjoining properties and used for their respective land-management requirements.

Accordingly, the storage of the vehicles should be considered in the context of the overall residential and rural character of the property, rather than as an independent commercial use.



The proposal remains fundamentally different from a commercial transport operation, with only two vehicles being stored and neither being used in the owner's external business activities.

12. Conclusion



Separate approval is sought for the storage of one licensed tipper truck and one unlicensed loader within the shed. These vehicles are shared between the property owner and his father, whose property adjoins the subject land to the south.

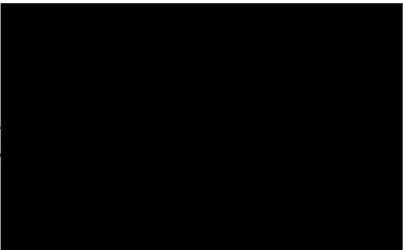
Importantly, neither vehicle is used in the owners' carpentry/concreting business or for work outside the two properties. They are retained for the maintenance and upkeep of the properties and will be stored within the proposed shed when not in use.

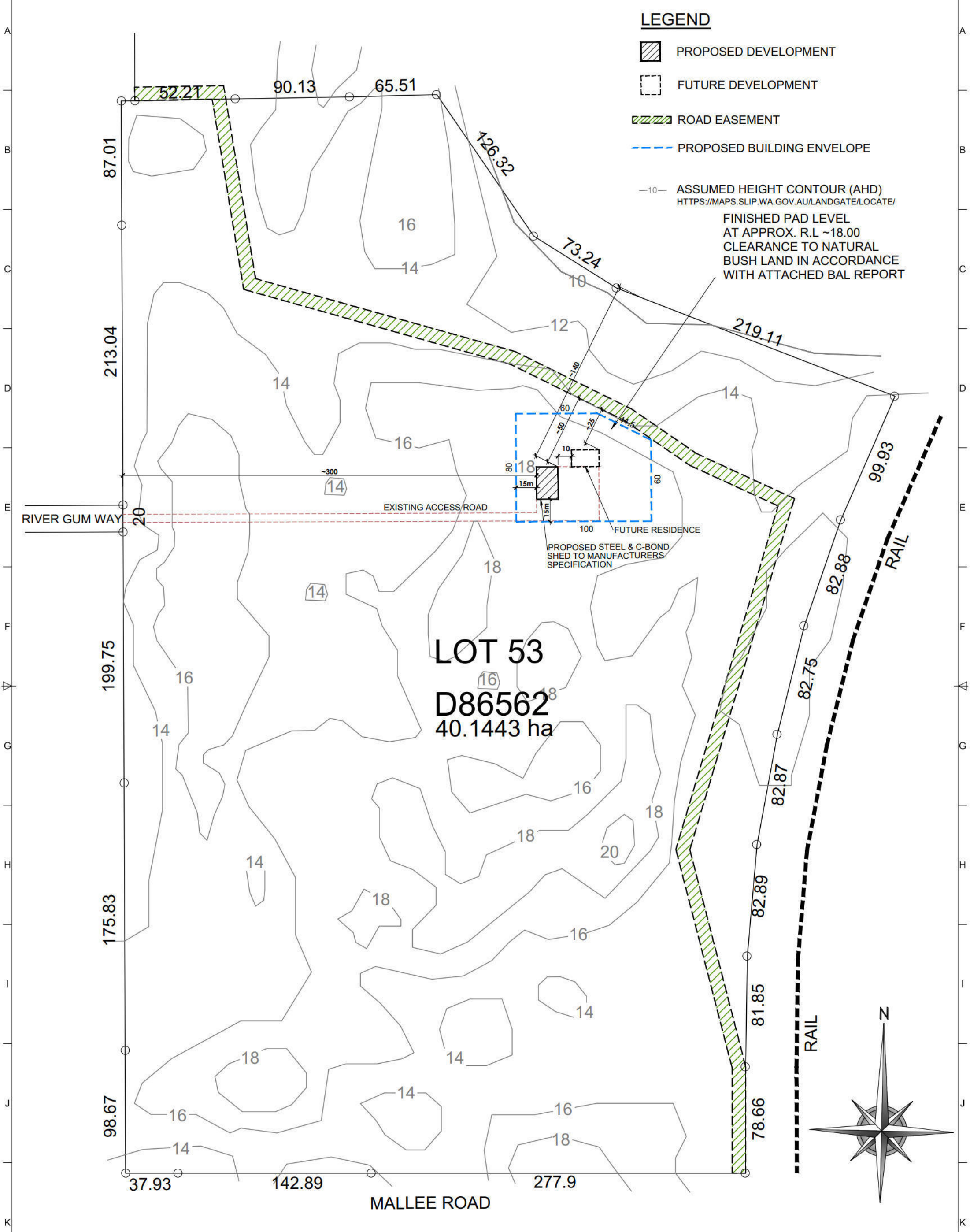
The proposal does not establish a transport depot, commercial vehicle yard, workshop or industrial use. There will be no customer activity, third-party vehicle storage, vehicle hire or commercial work undertaken from the property.

The predominant use of the land will remain Rural Residential, with the proposed outbuilding providing necessary storage and accommodation associated with the dwelling and the practical management of the substantial property.

Having regard to the 100-acre landholding, functional storage requirements, bushfire management, water-harvesting opportunity, internal storage arrangement and absence of an independent commercial or transport operation, it is respectfully requested that the Shire exercise its discretion to approve the proposed 350m² outbuilding and the storage of the two nominated commercial vehicles within the building.

The proposal provides a practical and orderly outcome for the management of the property while maintaining the rural residential character and amenity of the locality.





LEGEND

- PROPOSED DEVELOPMENT
- FUTURE DEVELOPMENT
- ROAD EASEMENT
- PROPOSED BUILDING ENVELOPE
- ASSUMED HEIGHT CONTOUR (AHD)
[HTTPS://MAPS.SLIP.WA.GOV.AU/LANDGATE/LOCATE/](https://maps.slip.wa.gov.au/landgate/locate/)
- FINISHED PAD LEVEL
AT APPROX. R.L ~18.00
CLEARANCE TO NATURAL
BUSH LAND IN ACCORDANCE
WITH ATTACHED BAL REPORT

SITE PLAN
SCALE 1:2500 @ A3



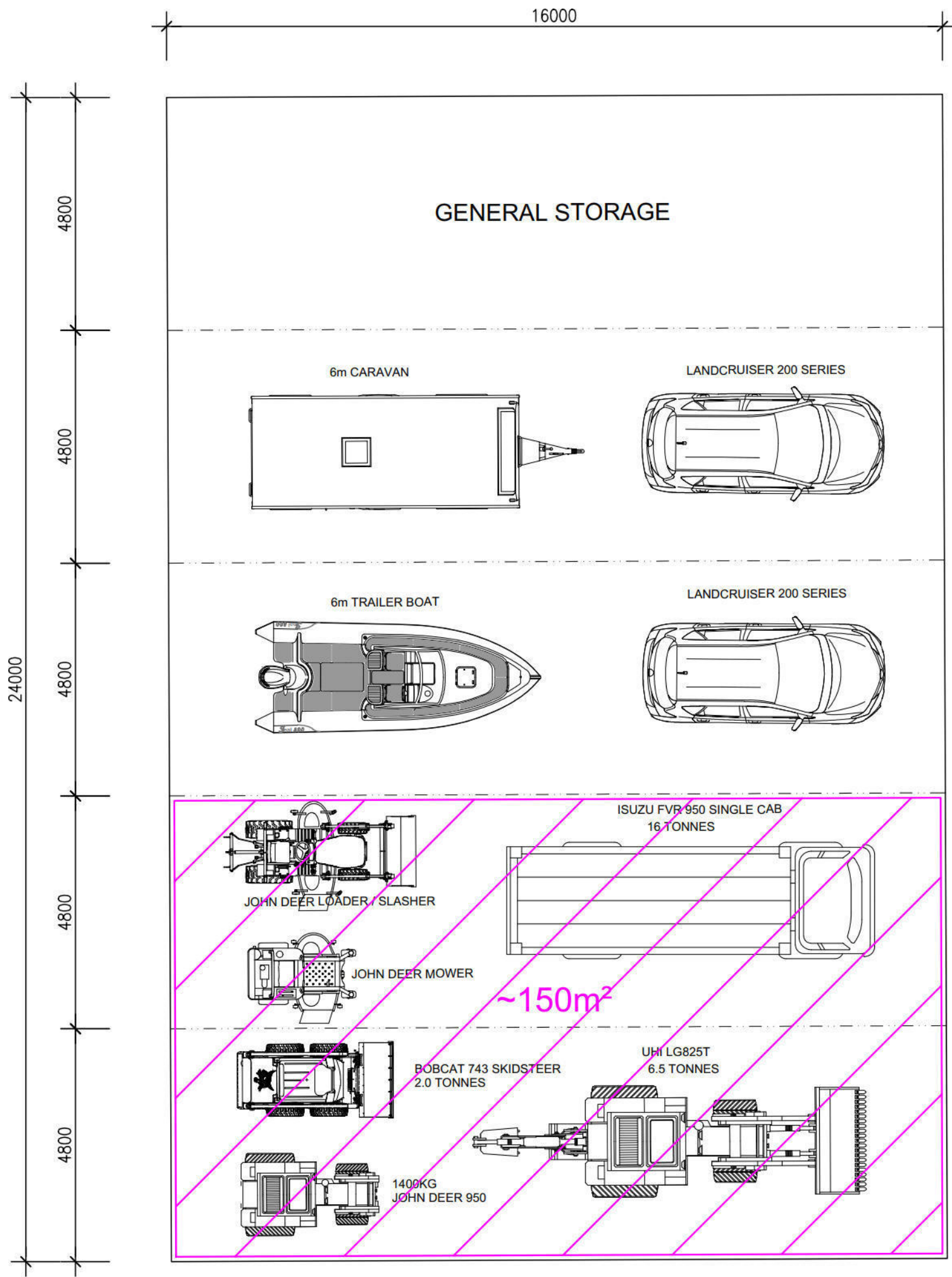
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Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	Checked by	Approved by - date	Filename
TPD			Date
07.07.26			Scale
			1:5000@A3
Project			Description
			SITE PLAN
Job#			26-28
Edition			REVA
Sheet			1 OF 3

RevNo	Revision note	Date	Signature	Checked
A	ISSUE FOR DEVELOPMENT APPROVAL	07.07.26	TPD	

LEGEND

 EQUIPMENT STORAGE (LOT MAINTENANCE)



INDICATIVE STORAGE LAYOUT
SCALE 1:2500 @ A3

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Designed by	Checked by	Approved by - date	Filename	Date	Scale	
TPD				07.07.2026	1:5000@A3	
Project			Description			
			STORAGE LAYOUT			
RevNo	Revision note	Date	Signature	Checked	Job#	Sheet
A	ISSUE FOR DEVELOPMENT APPROVAL	07.07.26	TPD		26-28	3 OF 3
					Edition	REVA

