

OFFICE USE ONLY

Date Received Receipt No. Total Fees Paid

\$123.00 Application fee to be paid when lodging application (for proposed developments under \$50,000, if value exceeds \$50,000 please enquire at Council's Administration Office, regarding the required fee.)

\$165.00 To be paid to cover advertising costs (if required) GST inclusive.

Avl: 13430	
OFFICER	INITIALS
Brooke	BN
Nicole	NMK
17 FEB 2010	
1112613	
REFERRED TO COUNCIL	
DATE	INITIALS

**SCHEDULE 9
FORM OF APPLICATION FOR PLANNING CONSENT**

OWNER DETAILS:

NAME: Tracey King
 ADDRESS: 31 Avon Terrace, York POSTCODE: 6302
 PHONE:(WORK) 93266881 (HOME) 0406603942 FAX: _____ EMAIL: tracey.king@westernpower.com.au
 CONTACT PERSON: Tracey King
 SIGNATURE: _____ DATE: _____
 SIGNATURE: _____ DATE: _____

APPLICANT DETAILS:

NAME: Tracey King
 ADDRESS: As Above POSTCODE: _____
 PHONE:(WORK) _____ (HOME) _____ FAX: _____ EMAIL: _____
 CONTACT PERSON FOR CORRESPONDANCE: Tracey King
 SIGNATURE: _____ DATE: _____

PROPERTY DETAILS:

LOT No: _____ HOUSE NO: 31
 STREET NAME: Avon Terrace SUBURB: York
 DIAGRAM/ PLAN NO: _____ VOLUME NO: _____ FOLIO NO: _____
 DIAGRAM/ PLAN NO: _____ VOLUME NO: _____ FOLIO NO: _____

EXISTING BUILDING/ LAND

USE: Residential Property

DESCRIPTION OF PROPOSED DEVELOPMENT AND/OR USE:

The development will include an extension to the existing dwelling and upstairs development inside the existing roof. The rear will include a garage and studio room for future use by ageing parents.

NATURE OF ANY EXISTING BUILDINGS AND/OR USE:

The current building is an 1890's 2 bedroom cottage.

APPROXIMATE COST OF PROPOSED DEVELOPMENT: \$150,000 - \$200,000

ESTIMATED TIME OF COMPLETION: February 2012

ACCEPTANCE OFFICERS INITIALS _____ DATE RECEIVED: _____

LOCAL GOVERNMENT REFERENCE NUMBER: _____

31 Avon Terrace York..
Specifications for New Development

6-Jan-09

31 Avon Terrace, York
Ms. Tracey King (Owner Builder)
Mr. Geoffrey Turle (Builder)

This arrangement comes into effect at commencement of stages of building improvements to the above property over a 24 month period, commencing from the settlement date of the property being the 18th September 2009. Should extra time be required by Mr Turle to complete a stage of works after this period, adequate notice will be verbally given prior to completion date and arrangements be made to keep the status quo.

Stages of development:

Scope of works schedule:

Stage 1 – Front Retaining Wall

Removal of existing retaining wall
Construction of the new foundations and front wall brickwork to 1500cm high (based on current design on site)
Owner builder to supply additional bricks as required to supplement pioneer bricks currently on site
Owner builder to supply spears for construction between piers

Stage 2 – Front of House

Removal of existing verandah roof, posts and decking
Verandas and associated work for roofing and posts.
Concrete footings dwarf retainer and slab ready for tiling.

Tuck pointing of front façade and all quoining to windows and door openings
Remove existing gutters and barge boards, refurbish barge boards, supply and fit new gutters and downpipes,
Painting of veranda, front door, barge boards
Supply and lay tiles for veranda deck
Supply rain water tank

Stage 3 – Garage for Three Cars, Workshop and Studio to lockup

Dig foundations ...remove 1 meter of soil from area and refill with sand
Formwork...supply and fit formply shuttering work for concrete footings
Concrete...Provide steel work & concrete for footings remove formply next day
Concrete slab...Supply formwork, acrow props, steelwok and concrete.
Brickwork and stone work to plate height and gables
Steel ring beam. Provide steel angle plate to both walls and connect via internalised steel through masonry side walls as bracing
First floor suspended concrete slab steelwork and concrete
Roof frame... supply and fit timber plates and rafters to (LVL) ridge beam
Carpentry...Upstairs studio room windows, door.
Roofing... Provide isolation and zincalume roof sheeting, Steel colourbond barges and guttering to downpipes.
Insulation...Provide Green batts R 3.5
Plaster Work...Provide gyproc ceilings to roof rake pitch and flat section.
Plumbing and electrical for workshop
Plumbing and electrical for ensuite, kitchen to studio
Garage Door...Provide segmented rollerdoor with automatic up and down mechanism

Stage 4 - Interior of existing Dwelling

Family room alterations, ie walls removed with arch opening.Convert window into french doors leading to veranda. Change fire surround, hearth and tiling.
Plaster cornices, centre pieces and archways.For 5 rooms (Existing Dwelling only)
Stair case (timber) to first floor.
Doors to kitchen from front door.Doors to extension from kitchen. Doors to courtyard with angled skillion skylight above.
Kitchen cabinet fit out
Interior decorating

Stage 5 - Landscaping and Gardening

Fencing to sides and rear of the property to be erected in Willow Green colour bond.
Drive way will continue the existing red pea gravel and will be supplied by the owner builder

Stage 6 - Roof Alterations and re-cladding

Create an upstairs area for 2 x bedrooms and bathroom in converted attic space and roof alteration of existing dwelling
Air conditioning alterations **(to be assessed)**

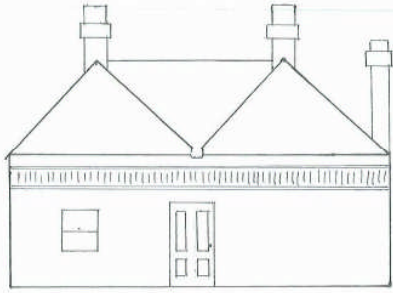
Stage 7 - Building Extension (as shown in plans)

Cellar dig out, Footings and floor slab over DPC with starter bars. Form work for concrete earth retaining walls or similar with water proofing and formwork concrete reinforced steps down.
Timber floor sub frame and Jarrah or similar floorboards over extension area. Bathroom to have tiles over tile underlay.
Engineering for reinforcement of concrete earth retaining wall work.
Wall construction.(external work brick and stone internal work block)
Windows and door frames recycled from Brakovijch Demolition
Flooring... Suspended floors to ground floor master Bedroom / walk-in robe in activity room and ensuite 5¼" Jarrah/ Karri boards
Recycled ceiling joists, doors and door frames to extension and upstairs conversion
Roof frame with Zinacalume cladding matching timber bargeboards, gutters and down pipes.

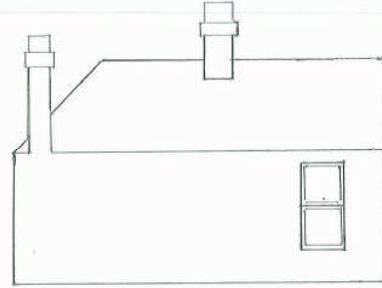
Contract Accepted:

Tracey King
Date

Geoffrey Turle
Date



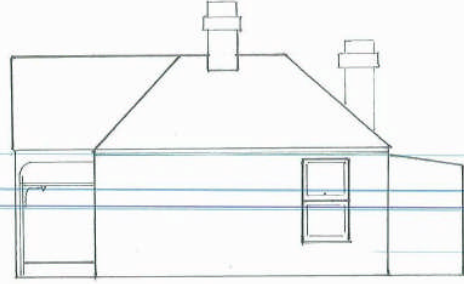
EXISTING REAR ELEVATION



EXISTING S-West SIDE ELEVATION



EXISTING FRONT ELEVATION

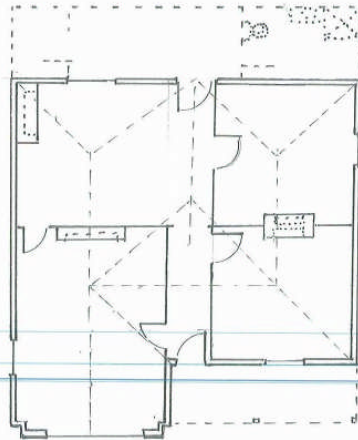


EXISTING N-East SIDE ELEVATION

10 METERS.

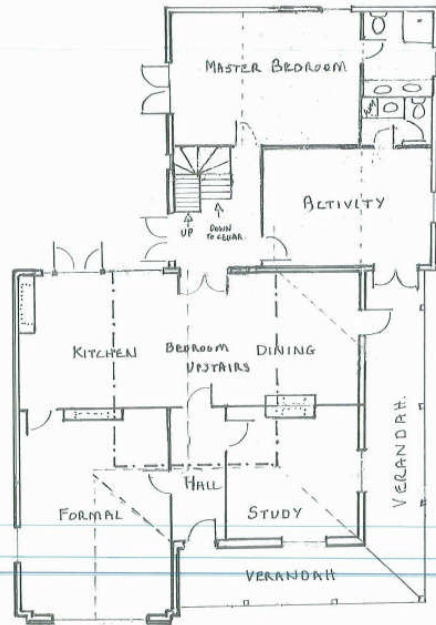
LOT 402 PLAN 302191	CLIENT: TRACEY KING.
EXISTING ELEVATIONS	31 AVON TERRACE.
	19-7-09 DRAWN B.J. TURKIE.

2/4



EXISTING FLOOR PLAN 19-7-09
SCALE 1:100

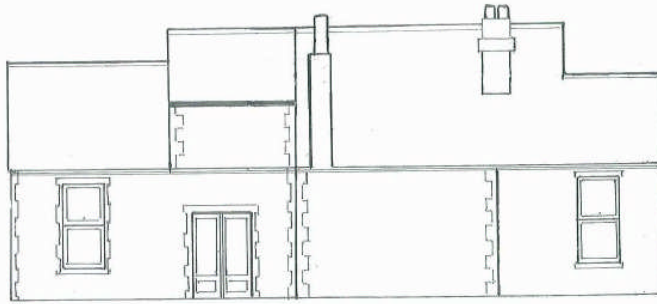
10 METERS



PROPOSED ADDITIONS TO RESIDENCE
SCALE 1:100

4/4

LEGEND	CLIENT
SCALE - 1/100 DATE 19-7-09	TRACEY KING.
DRAWN BY - B.J. TURKIE	PROPOSED ADDITIONS TO RESIDENCE GROUND FLOOR.
DRAWING No 2	31 AVON TERRACE BLAND YORK.



PROPOSED S. WEST SIDE ELEVATION

- LEGEND**
- * BRICKWORK :- TO... QUINING OF WINDOWS AND DOORWAYS
TICK PATTERN IN CORNERS. INT. WMS BRICK
 - * ROOFING :- TO... ORIGINAL PART OF HOUSE AND NEW EXTENSION IN ZINCALUME.
 - * STONE WORK :- TO... ALL WMS SOLID (NO CAVITY) TO EXTENSION AND GARAGE... STUDIO.
 - * WINDOW FRAMES :- DOOR FRAMES:- ALL TIMBER (JARRAH)
DOORS IN COWRY PINE OR SIMILAR.
 - * PAINT :- ALL COLOURS IN HERITAGE RANGE OUTLINED BY SHIRE.
 - * FOOTINGS :- FOUNDATIONS ALL 20 MPA CONCRETE & BAR P8
TRENCH MESH (RING BEAM)
 - * FLOORS :- JARRAH 5 1/4" SUSPENDED



PROPOSED N. EAST SIDE ELEVATION

LOT 4-02 PLAN 302191	CLIENT: TRACEY KING.
PROPOSED ELEVATIONS	31 AVON TERRACE.
	19.7.09 DRAWN B.J. TURK.

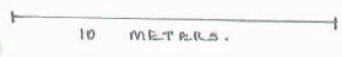
4/2



PROPOSED REAR ELEVATION

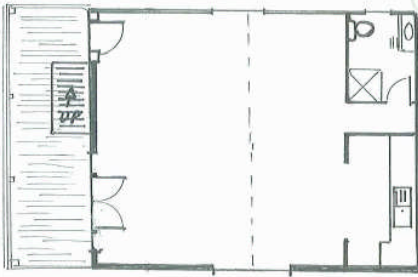


PROPOSED FRONT ELEVATION

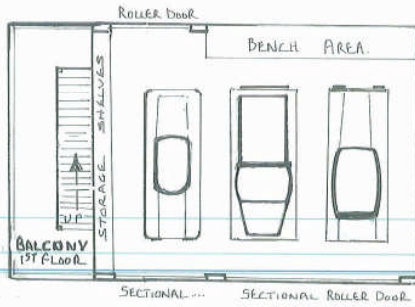


CLIENT: TRACEY KING.
31 AVON TERRACE
19.7.09 DRAWN: A. TURK.

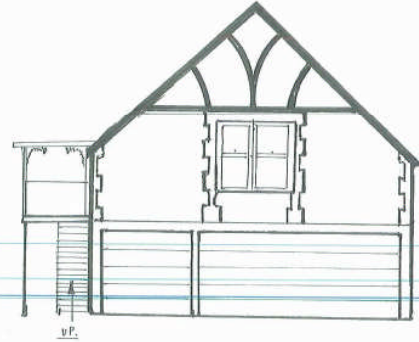
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PROPOSED FIRST FLOOR STUDIO.



PROPOSED GROUND FLOOR GARAGE.

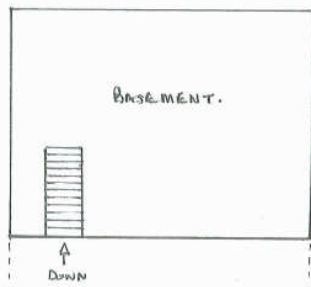


PROPOSED FRONT ELEVATION.

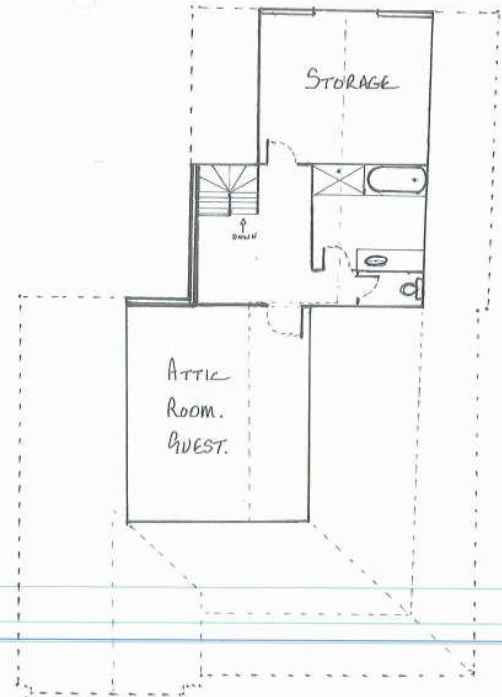
10 METERS.

SCALE 1:100	DRG	CLIENT.
GARAGE & STUDIO		TRACEY KING.
DRAWN G. TURL		31 AVON TERRACE.
PLAN & ELEVATION		BLANDSTOWN YORK.

6/11



BASEMENT.



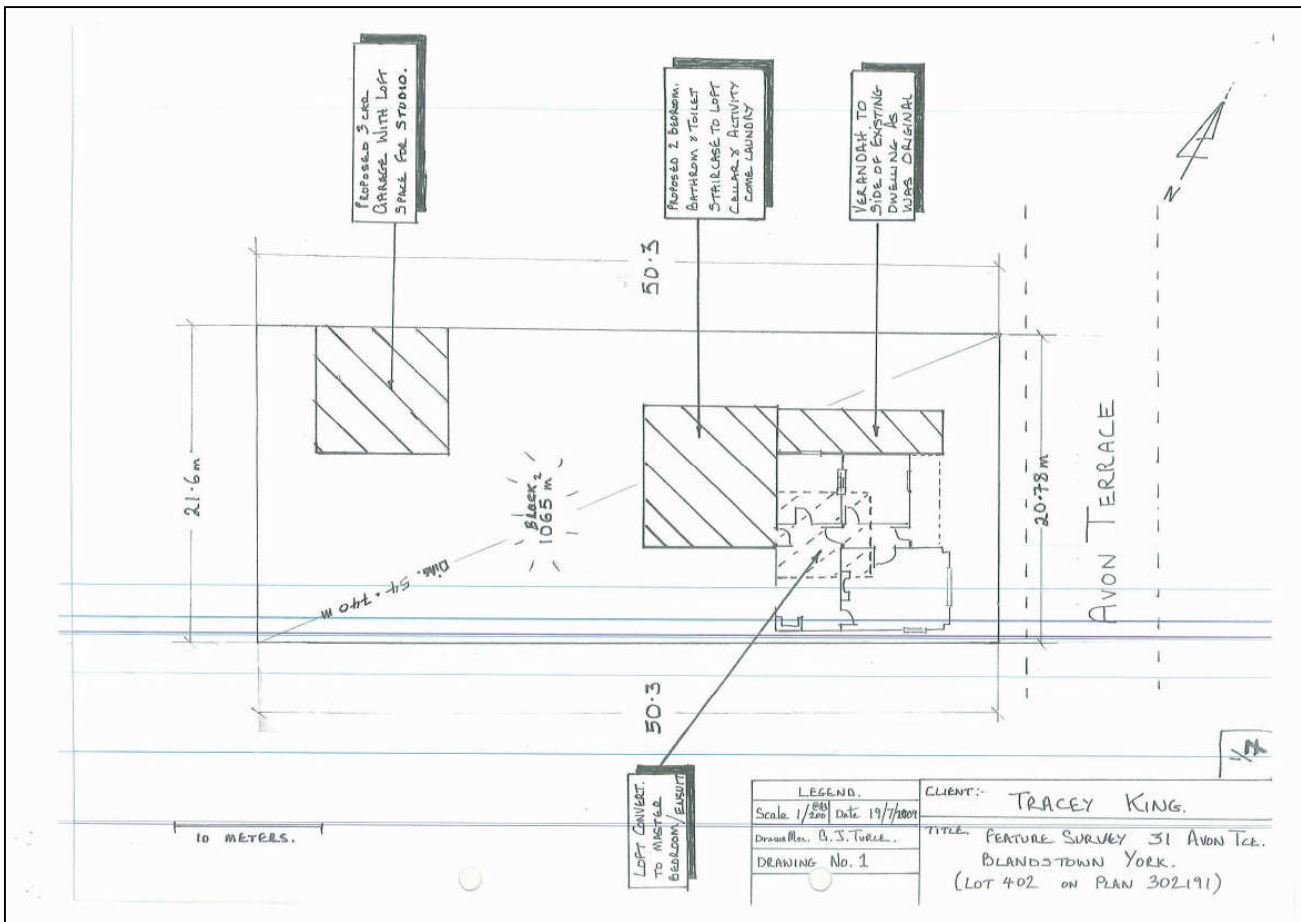
ATTIC ROOM. GUEST.

EXISTING RESIDENCE.

10 METERS

SCALE 1/100	DATE 19-12-09	CLIENT.
DRG. G. TURL		TRACEY KING.
FLOOR PLANS		PROPOSED ADDITION TO RESIDENCE
ATTIC ROOMS.		31 AVON TERRACE YORK

7/11



SHIRE OF YORK

1 JOAQUINA STREET, YORK WA 6302
TELEPHONE (08) 9641 2233
FACSIMILE (08) 9641 2202
WEBSITE www.york.wa.gov.au
EMAIL: records@york.wa.gov.au



P.O. Box 22, York
Western Australia, 6302

All communications to be addressed
to the Chief Executive Officer

OUR REF: BN:bn O107652, AV1.A13430
YOUR REF:
ENQUIRIES: Brooke Newman

26 July 2010

Ms Tracey King
118 Cambridge Street
WEST LEEDERVILLE WA 6007

Dear Ms King

APPLICATION FOR PLANNING APPROVAL - ADDITIONS/ALTERATIONS TO EXISTING HERITAGE LISTED DWELLING AND ANCILLARY ACCOMMODATION - LOT 402 (31) AVON TERRACE, YORK

Thank you for your application for planning consent received on 17 February 2010 and amended plans/further information received on 7 April 2010 and on 19 July 2010 with respect to additions/alterations to an existing heritage listed dwelling and ancillary accommodation at Lot 402 (31) Avon Terrace, York.

Your request can be considered under delegated authority. I am pleased to advise you that approval is granted under delegated authority for additions/alterations to an existing heritage dwelling and for the construction of ancillary accommodation at Lot 402 (31) Avon Terrace, York.

Please find enclosed the formal notification of your approval. If you should be aggrieved by the decision of Council, there may exist a right of appeal under the provisions of the Planning and Development Act 2005.

If you have any further questions please contact Brooke Newman, Planning Officer, on (08) 9641 2233 or via email at planning@york.wa.gov.au.

Yours Faithfully

RAY HOOPER
CHIEF EXECUTIVE OFFICER

Encl: Determination
Plans



**SCHEDULE 12
NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING CONSENT**

**Planning & Development Act 2005
SHIRE OF YORK
TOWN PLANNING SCHEME NO. 2
NOTICE OF DETERMINATION ON APPLICATION FOR PLANNING CONSENT**

LOCATION: - LOT 402 (31) AVON TERRACE, YORK
PLAN/DIAGRAM: - DP302191
VOL/FOLIO NO: - 1372/583
ORIGINAL PLANS: - 17 FEBRUARY 2010
AMENDED PLANS/
FURTHER INFO RECEIVED: - 7 APRIL 2010
AND: - 19 JULY 2010

Description of proposed development:

Additions/Alterations to an Existing Heritage Listed Building and the Construction of Ancillary Accommodation

Granted subject to the following conditions:

~~Refused for the following reason(s):~~

That Council advise the applicant that it approves, under delegated authority, the application for additions/alterations to a heritage listed building and the construction of ancillary accommodation at Lot 402 (31) Avon Terrace, York subject to the following conditions:

1. Development must substantially commence within one (1) year from the date of this decision.
2. Development must take place in accordance with the approved plans.
3. Prior to the issue of a building licence, detailed drainage plans shall be submitted to the satisfaction of the local government.
4. Prior to occupation of the development, vehicle crossover(s) shall be constructed to the satisfaction of the local government.
5. Prior to occupation of the development, stormwater drainage works must be completed in accordance with the approved plans to the satisfaction of the local government.
6. The on-site drainage system shall be maintained on an ongoing basis to the satisfaction of the local government.
7. The parking areas, driveways and points of ingress/egress be designed, constructed and marked, and thereafter maintained to the specification and satisfaction of the Local Government. These works are to be done as part of the building program.

8. The ancillary accommodation marked on the approved plan is to be occupied solely by members of the landowner's family and shall not be occupied, whether in the short term or in the long term, by any third party without the prior written approval of the local government.
9. The door accessing the ground floor (carport) of the ancillary accommodation be designed to the satisfaction of the local government.
10. The development hereby permitted being in accordance with the Shire of York Local Planning Policy for Heritage Places and Precincts and the requirements of the Heritage Council of Western Australia.

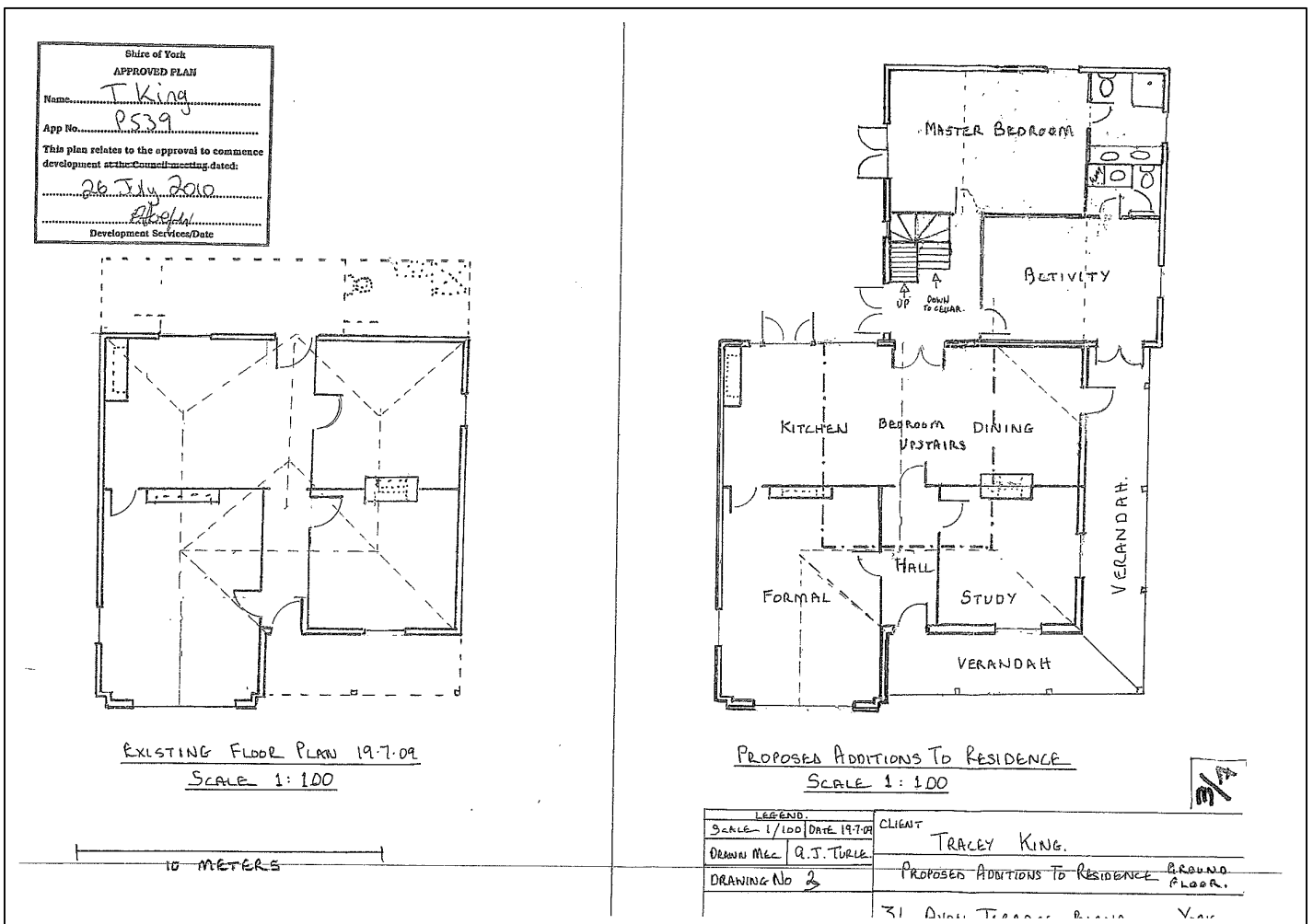
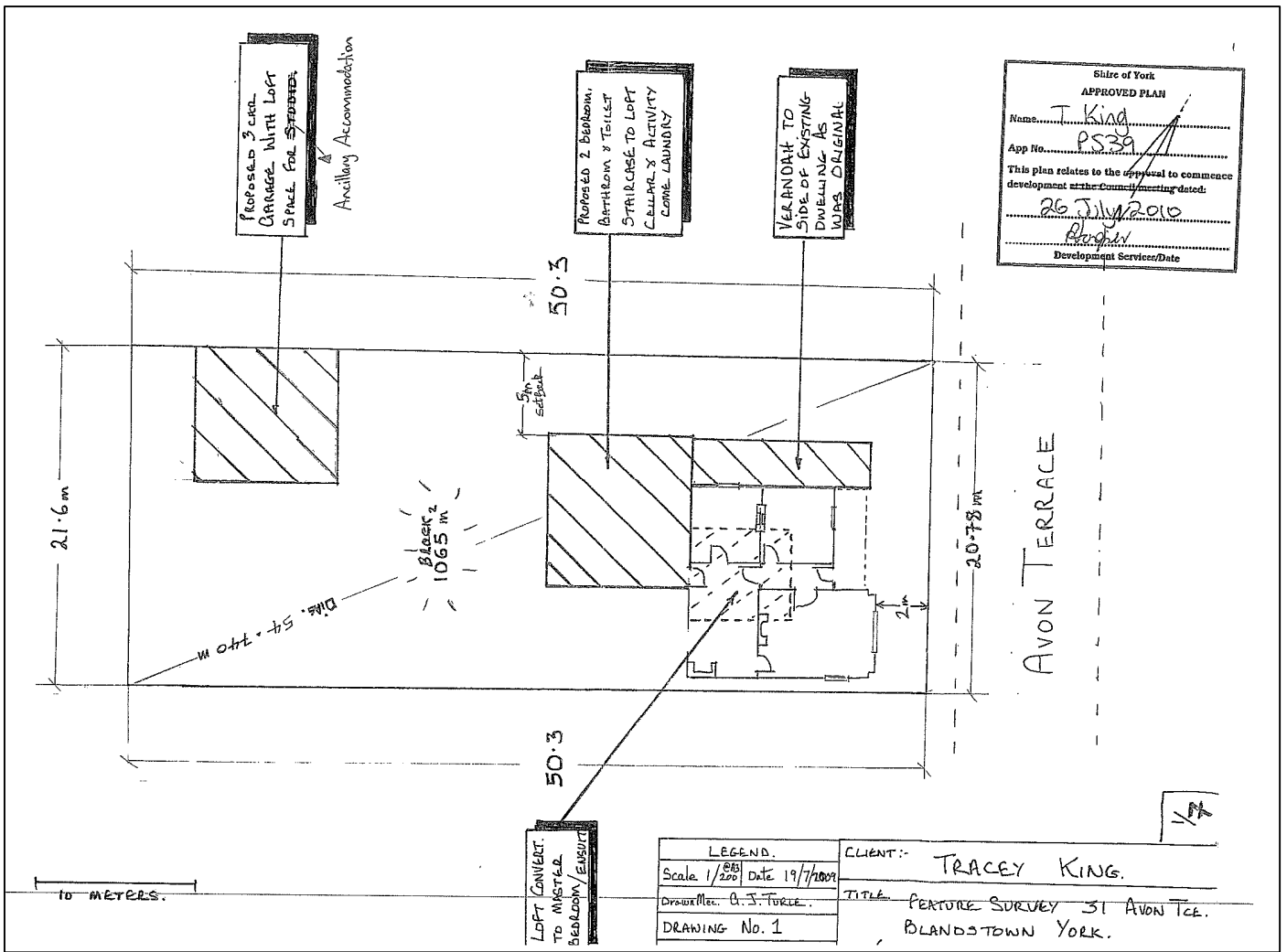
Al Cooper

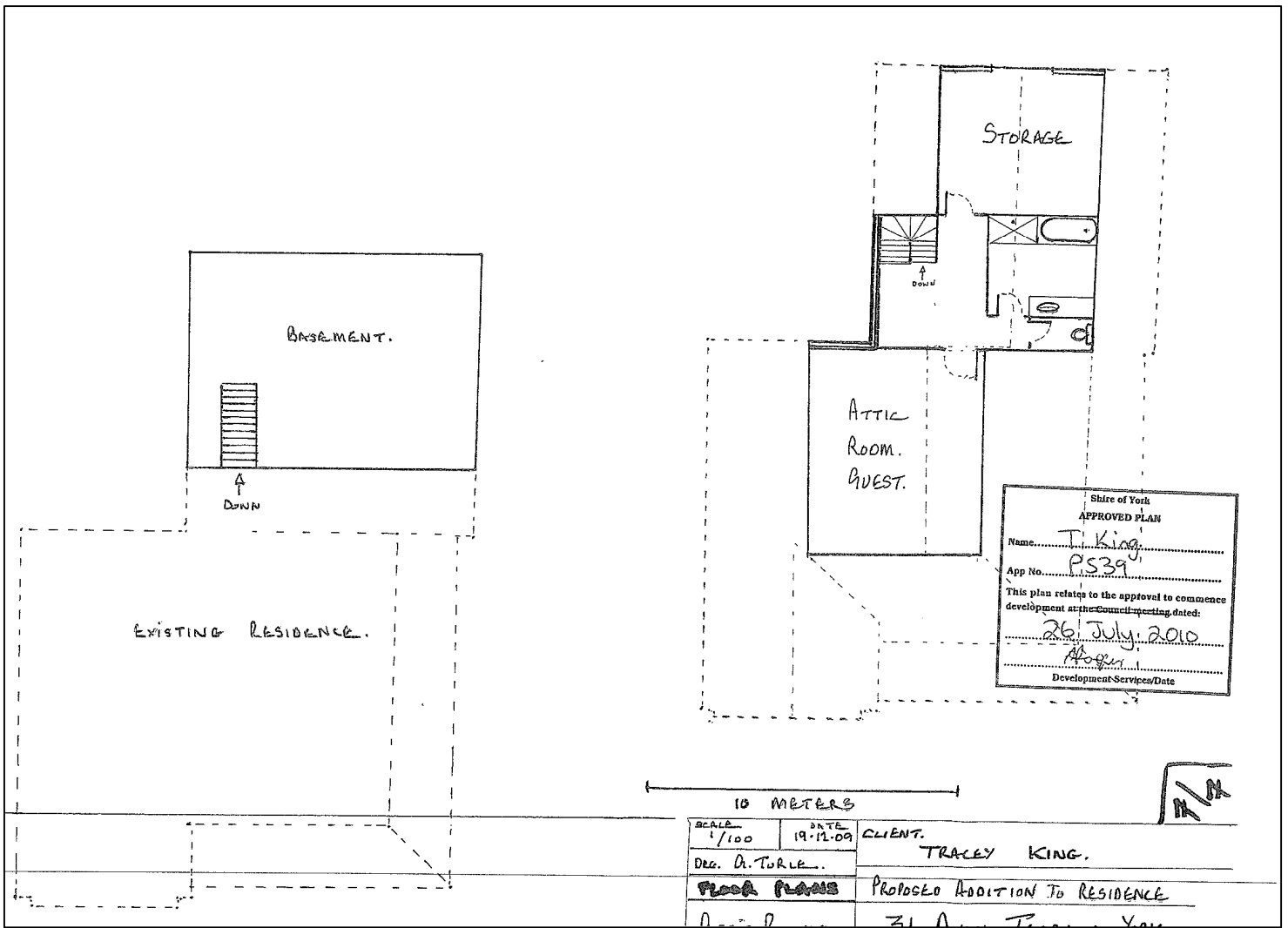
.....
CHIEF EXECUTIVE OFFICER

26 July 2010

.....
DATE

- /Note 1: If the development the subject of this approval is not substantially commenced within a period of 1 year, or such other period as specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- Note 3: Where an approval has so lapsed, no development is to be carried out without the further approval of the local government having first been sought and obtained.
- /Note 4: If an applicant is aggrieved by this determination there is a right of appeal under the Planning & Development Act 2005. An appeal must be lodged within 28 days of the determination.
- Note 5: In accordance with the provisions of the Local Government (Miscellaneous Provisions) Act 1960, an application for a building licence must be submitted to, and approval granted by the local government prior to the commencement of the development associated with the home business hereby permitted.
- Note 6: An application for a vehicle crossover must be submitted to, and approval granted by, the local government prior to the commencement of the development hereby permitted.





Shire of York
APPROVED PLAN
Name: T. King
App No. PS39
This plan relates to the approval to commence development at the Council meeting dated: 26 July 2010
A. Torrey
Development Services/Date



Shire of York
APPROVED PLAN
Name: T. King
App No. PS39
This plan relates to the approval to commence development at the Council meeting dated: 26 July 2010
A. Torrey
Development Services/Date

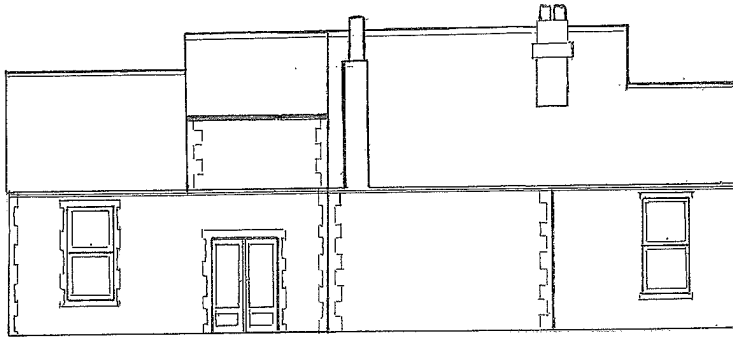
Shire of York
APPROVED PLAN

Name: T King

App No: P539

This plan relates to the approval to commence development at the Council meeting dated: 26 July 2010

Proposed
Development Services/Date



10 METERS.

PROPOSED S.-West SIDE ELEVATION

LEGEND

* BRICKWORK :- TO JOINING OF WINDOWS AND DOORWAYS
TUCK POINTED INC. CORNERS. INT. WALLS BRICK

* ROOFING :- TO ORIGINAL PART OF HOUSE AND NEW EXTENSION IN ZINCALUME.

* STONE WORK :- TO BE ALLWAYS SOLID (NO CAVITY) TO EXTENSION AND GARAGE STUDIO.

* WINDOW FRAMES :- DOOR FRAMES: ALL TIMBER (JARBAH) DOORS IN COWRY PINE OR SIMILAR.

* PAINT :- ALL COLOURS IN HERITAGE RANGE OUTLINED BY SHIRE.

* FOOTINGS :- FOUNDATIONS ALL 20 MPA CONCRETE 3 BAR P8 TRENCH MESH (RING BEAM)



PROPOSED N.-East SIDE ELEVATION

4/10

LOT 4-02 PLAN 302191	CLIENT: TRACEY KING.
PROPOSED ELEVATIONS	31 AVON TERRACE.

Shire of York
APPROVED PLAN

Name: T King

App No: P539

This plan relates to the approval to commence development at the Council meeting dated: 26 July 2010

Proposed
Development Services/Date

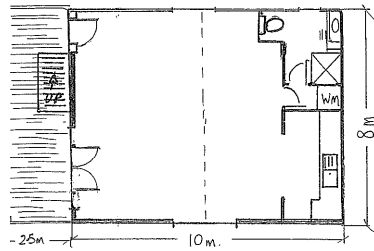
PROPOSED REAR ELEVATION

PROPOSED FRONT ELEVATION

10 METERS.

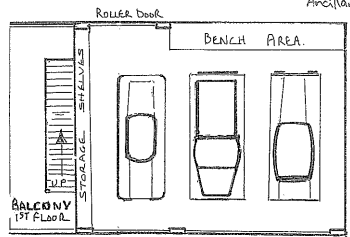
CLIENT: TRACEY KING.
31 AVON TERRACE.

5/10

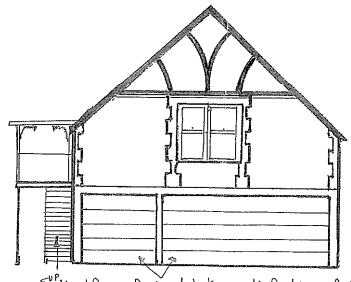


PROPOSED FIRST FLOOR

Ancillary Accommodation



PROPOSED GROUND FLOOR GARAGE.



PROPOSED FRONT ELEVATION.

Shire of York
APPROVED PLAN
 Name: T. King
 App No: P539
 This plan relates to the approval to commence development at the Council meeting date of:
26 July 2010
 Development Services/Date



SCALE 1:100	DR 6	CLIENT.
GARAGE & STUDIO		TRACEY KING.
DESIGN.	G. TURREL	31 AVON TERRACE. BIRMINGHAM V. VIC

Brooke Newman

From: Tracey King [tracey.king@hotmail.com]
Sent: Wednesday, 26 January 2011 7:38 PM
To: Brooke Newman
Subject: 31 Avon Terrace - Retrospective Fee \$270

Dear Brooke

Further to our meeting with you last fortnight regarding the retrospective fee that is a condition of approval for our plans, I write to you with the request for Council to review this decision and waive the \$270 retrospective fee.

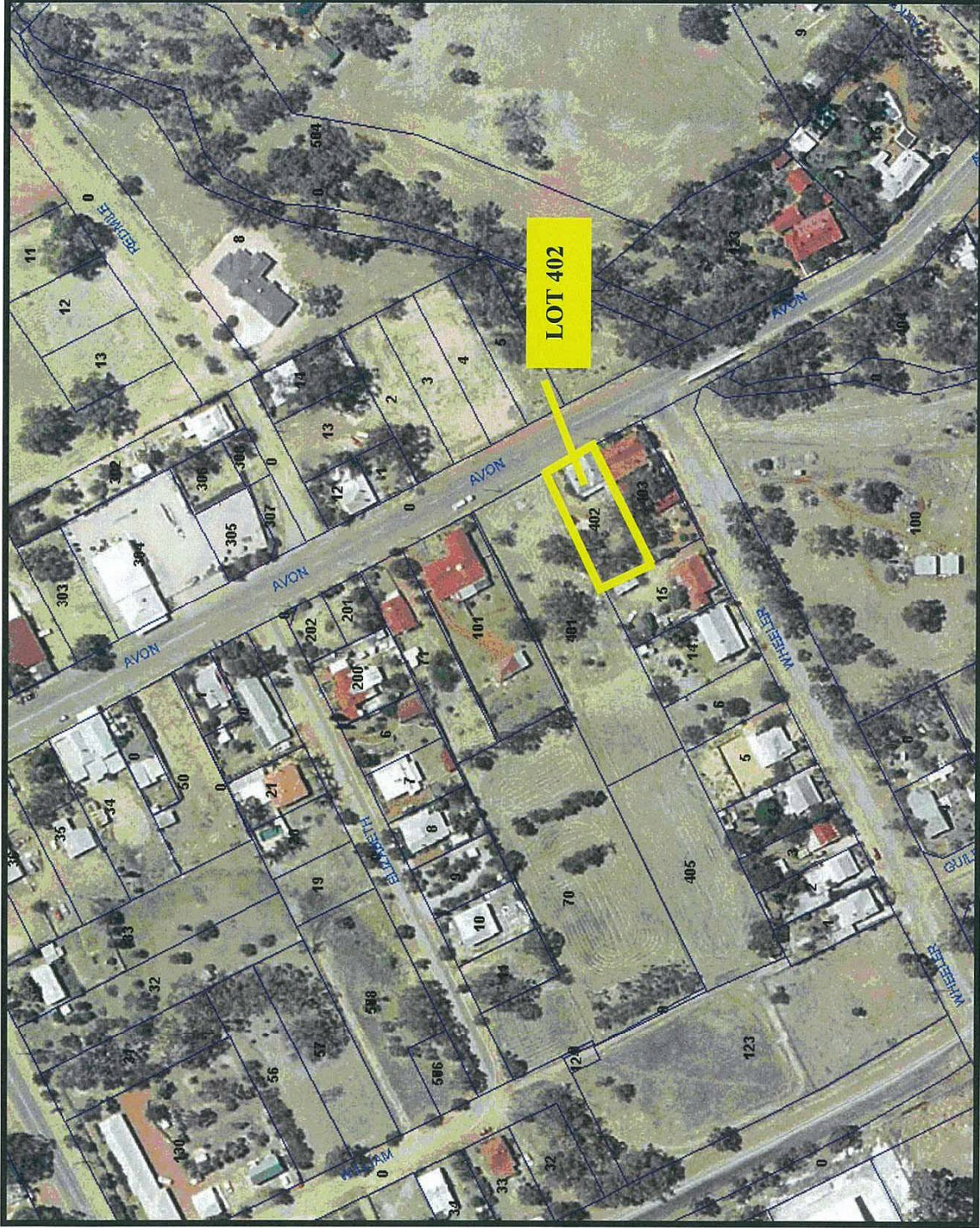
As previously discussed with yourself and the CEO, I obtained planning approval for renovations that included the front wall in July 2010. Within the documentation provided to the Administration for this application, was information listing the front wall to be removed, materials recycled and rebuilt. The planning approval documentation provided by the Shire of York did not outline that a separate plan was required for the front wall, and as a result, we proceeded as per our submitted documentation - removing the front wall.

During the process of rebuilding of the wall, a new design for the wall was considered and we then consulted you as to what would be satisfactory to Council. You indicated the need to submit another plan, to which we did, and which subsequently incurred another processing fee.

The recent approval you provided for the wall, is now subject to an additional retrospective fee - which would make this the third fee we have paid, which I consider given the process and information provided above, is not warranted nor appropriate for the front retaining wall.

I now seek your support to refer this item back to Council for reconsideration at the next Council meeting, with the objective of recinding the decision to charge the additional \$270 retrospective approval fee.

Yours sincerely
Tracey King



LOT 402 (31) AVON TERRACE, YORK