

**2.2: PLANNING AND BUILDING REPORTS JUNE 2013**

**Responsible Officer** : Executive Director Planning and Development  
Services (D Putland)  
**Attachment** : Planning and Building Reports June 2013

**IN BRIEF**

- Receive the contents of the Planning and Building Report for June 2013

**ITEM 2.2: RESPONSIBLE OFFICER RECOMMENDATION  
VOTING REQUIREMENT: SIMPLE MAJORITY**

**THAT the Planning and Building Report for June 2013 be RECEIVED.**


**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Planning  
Subject : Planning Scheme Consents – June 2013  
Date : 3 July 2013

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1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of June 2013.
2. Within this period 33 Planning Scheme Consent applications were determined, of these;
  - 33 Planning Scheme Consent applications were approved under delegated authority.



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**Jessica Davidson**  
Administration Officer – Planning

## PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for June 2013

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2130148	11/04/2013	Claire Bew	Frederick Street	Albany	Private Recreation (Yoga)	Delegate Approved	18/06/2013	Tom Wenbourne
P2130155	17/04/2013	Tanya Catherall	Stirling Terrace	Albany	Development (Repair Of Clock Tower Staircase)	Delegate Approved	25/06/2013	Tom Wenbourne
P2130197	21/05/2013	Kay Panton	Graham Street	Centennial Park	Private Recreation (Trampolining and Gymnastics - Unit 1)	Delegate Approved	28/06/2013	Deb Delury
P2130217	31/05/2013	Adam & Megan Baker	Manley Crescent	Collingwood Heigh	Single House - Non-Habitable Structure (Shed)	Delegate Approved	13/06/2013	Deb Delury
P2130215	31/05/2013	Mike Schuts	Barry Court	Collingwood Park	Private Recreation - Addition (Maintenance Shed)	Delegate Approved	25/06/2013	Adrian Nicoll
P2130091	5/03/2013	Phyllis Barker	Mermaid Avenue	Emu Point	Development - Earthworks In Excess Of 600mm (Retaining Wall)	Delegate Approved	5/06/2013	Julian Berzins
P2130194	16/05/2013	Puls Patios	Charles Street	Gledhow	Single House - Addition	Delegate Approved	19/06/2013	Tom Wenbourne
P2130216	31/05/2013	Ian Linton	Cuming Road	Gledhow	Industry - Irrigation and Landscaping Business Includes the development of a shed to store materilas and the development of a caretakers house.	Delegate Approved	17/06/2013	Adrian Nicoll
P2130202	22/05/2013	Anthony Probert	Nanarup Road	Kalgan	Chalets - Additions (Storage Shed)	Delegate Approved	26/06/2013	Tom Wenbourne
P2130183	7/05/2013	Jeffrey Scott	Frenchman Bay Road	Little Grove	Ancillary Accommodation	Delegate Approved	18/06/2013	Deb Delury
P2130231	10/06/2013	Scott Reitsema	Maitland Avenue	Little Grove	Single House (Design Codes Relaxation)	Delegate Approved	11/06/2013	Adrian Nicoll
P2130187	13/05/2013	Colleen Clancy	Clifton Street	Lockyer	Ancillary Accommodation	Delegate Approved	19/06/2013	Deb Delury
P2130172	29/04/2013	Adrian Mcconnell	Lowanna Drive	Marbelup	Domestic Storage - Shed	Delegate Approved	4/06/2013	Deb Delury
P2130176	2/05/2013	Dwayne Ten Haaf	Lowanna Drive	Marbelup	Single House - Outbuilding	Delegate Approved	18/06/2013	Tom Wenbourne
P2130196	17/05/2013	Adrian Mcconnell	Lowanna Drive	Marbelup	Single House	Delegate Approved	17/06/2013	Deb Delury

AGENDA ITEM 2.2 REFERS

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2130221	6/06/2013	Michael Turner	Laithwood Circuit	Marbelup	Single House - Non-Habitable Structure (Existing Shed Additions)	Delegate Approved	10/06/2013	Adrian Nicoll
P2130239	17/06/2013	Concept Building Design And Drafting	Bylund Place	McKail	Single Dwelling	Delegate Approved	20/06/2013	Adrian Nicoll
P2130199	21/05/2013	George Tadd	Drome Road	McKail	Single House - Addition (Patio Extension)	Delegate Approved	12/06/2013	Deb Delury
P2130203	23/05/2013	Joel & Rebecca Baty	Albany Highway	McKail	Relocated Dwelling	Delegate Approved	18/06/2013	Deb Delury
P2130211	24/05/2013	Ryde Building Company Pty Ltd	Bylund Place	McKail	Single House	Delegate Approved	13/06/2013	Tom Wenbourne
P2130107	12/03/2013	Concept Building Design And Drafting	Golf Links Road	Middleton Beach	Change of Use (Alterations and Additions) - Caretaker's Unit Office and Holiday Apartment to Office and Holiday Units x 2	Delegate Approved	26/06/2013	Tom Wenbourne
P2130222	4/06/2013	Ryde Building Company Pty Ltd	Hare Street	Mount Clarence W	Single House (Design Codes Relaxation)	Delegate Approved	28/06/2013	Tom Wenbourne
P2130066	20/02/2013	Concept Building Design And Drafting	South Coast Highway	Orana	Change of Use - Restaurant & Fast Food Outlet	Delegate Approved	20/06/2013	Tom Wenbourne
P2130167	24/04/2013	Natalie Martin	Minor Road	Orana	Grouped Dwelling x 4	Delegate Approved	24/06/2013	Craig McMurtrie
P2130240	17/06/2013	Wa Country Builders	Minor Road	Orana	Single House (Design Codes Relaxation)	Delegate Approved	19/06/2013	Adrian Nicoll
P2130193	15/05/2013	Chris Meuzelaar	Frenchman Bay Road	Robinson	Horticulture - Additions (Market Garden Packing Shed)	Delegate Approved	27/06/2013	Deb Delury
P2130235	12/06/2013	Colin Dowsett	Home Road	Robinson	Single House - Addition	Delegate Approved	27/06/2013	Tom Wenbourne
P2130209	28/05/2013	Brett Turpin	Keyser Road	Seppings	Single House - Additions (Carport) - Design Codes Relaxation	Delegate Approved	21/06/2013	Deb Delury
P2130191	14/05/2013	Wa Country Builders	Angove Road	Spencer Park	Single House (Design Codes Relaxation)	Delegate Approved	14/06/2013	Deb Delury
P2130200	17/05/2013	Ryde Building Company Pty Ltd	Owen Court	Warrenup	Single House	Delegate Approved	13/06/2013	Tom Wenbourne
P2130213	30/05/2013	Powerhouse Architectural Drafting	Greenwood Drive	Willyung	Single House and Non-Habitable Structure (Shed)	Delegate Approved	11/06/2013	Adrian Nicoll
P2130223	31/05/2013	Ryde Building Company Pty Ltd	Greenwood Drive	Willyung	Single House - Non-Habitable Structure (Shed)	Delegate Approved	14/06/2013	Tom Wenbourne
P2130220	4/06/2013	Matt Pocock	George Street	Yakamia	Single House (Design Codes Relaxation)	Delegate Approved	25/06/2013	Craig McMurtrie

**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Development  
Subject : Building Activity – June 2013  
Date : 5 July 2013

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1. In June 2013, 66 building permits were issued for building activity worth \$6,047,271.00. This included 2 demolition licences.
2. The 2 attached graphs compare the current City activity with the past 3 fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the permits issued for June 2013, the twelfth month of activity in the City of Albany for the financial year 2012/2013.



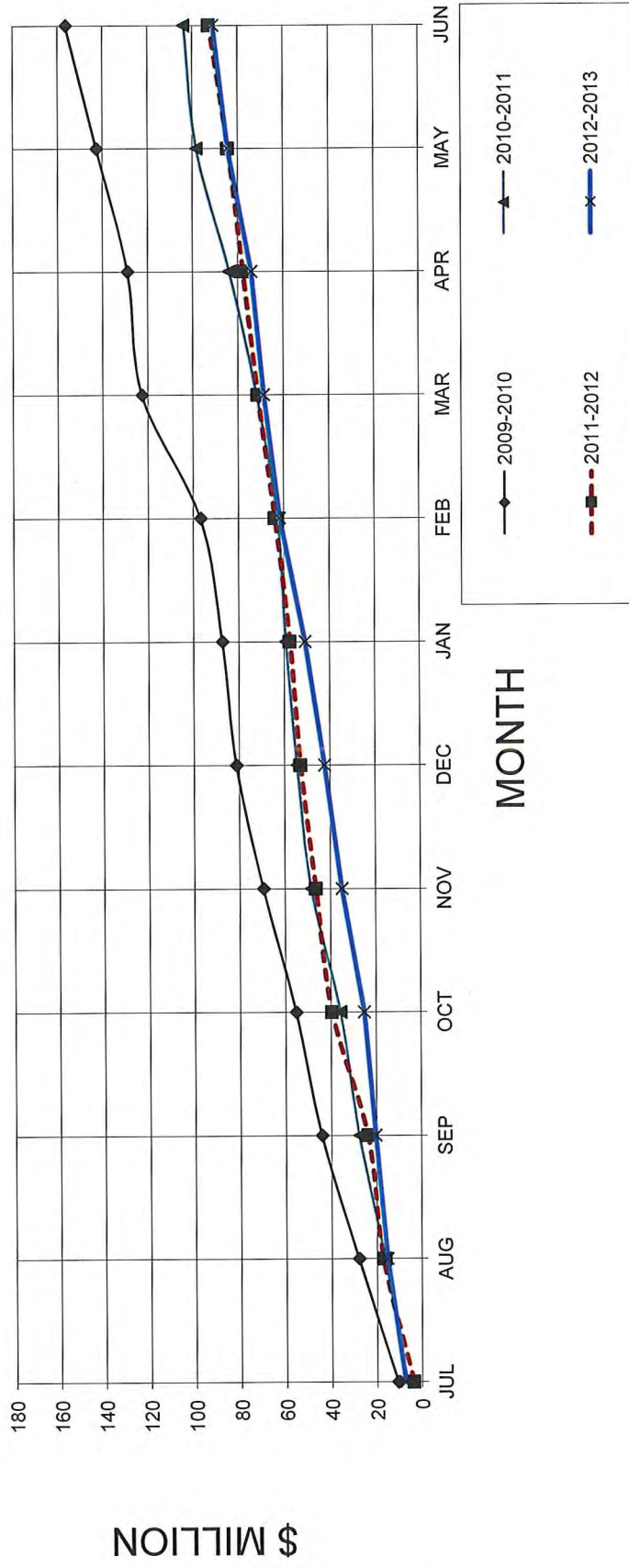
Druella McTavish  
**Building Services Liaison Officer**

CITY OF ALBANY

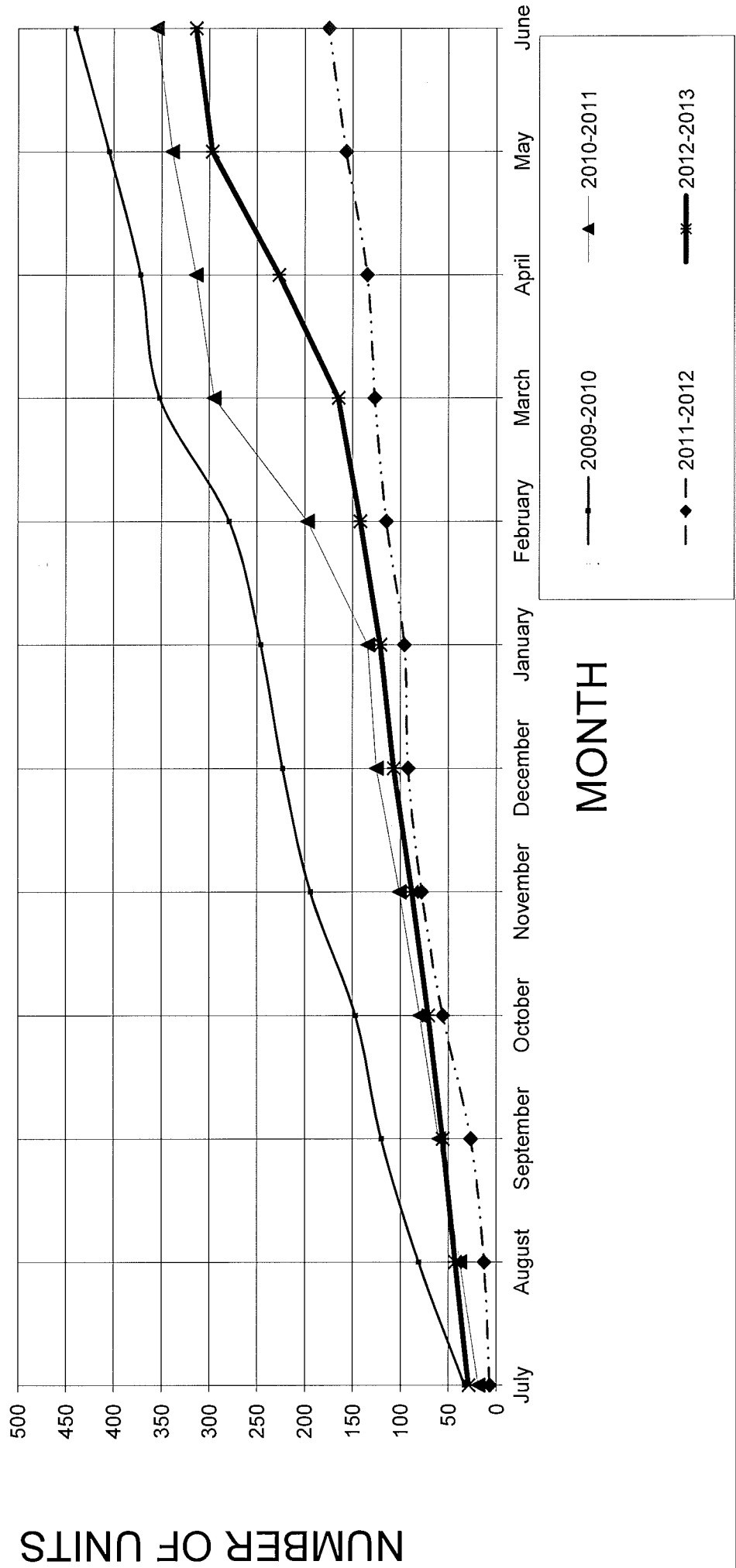
BUILDING CONSTRUCTION STATISTICS FOR 2012 - 2013

2012/2013	SINGLE DWELLING		GROUP DWELLING		TOTAL	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE	
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value
JULY	22	4,930,929	7	1,540,000	29	6	88,932	27	626,539			1	47,755	5	182,000	3	55,000		7,471,155
AUGUST	14	3,147,178			14	21	398,741	19	508,776			2	3,183,000	3	505,000	7	208,268		7,950,963
SEPTEMBER	13	3,038,367	0	0	13	25	295,781	4	126,277	0	0	0	0	1	1,319,449	12	353,613		5,133,487
OCTOBER	15	3,380,083	0	0	15	31	443,633	3	360,000	0	0	0	0	0	0	6	727,986		4,911,702
NOVEMBER	16	4,319,242	1	3,080,100	17	16	309,953	19	587,386	0	0	1	900,000	3	63,000	6	367,733		9,627,414
DECEMBER 2012	18	5,491,722	1	185,000	19	3	73,900	18	379,118	0	0	0	0	6	1,002,000	6	389,900		7,521,640
JANUARY	14	4,044,988	0	0	14	12	349,665	14	453,957	0	0	1	2,614,700	3	867,193	3	120,578		8,451,081
FEBRUARY	19	5,402,377	2	4,258,553	21	13	171,645	17	145,218	0	0	0	0	10	960,664	5	105,300		11,043,757
MARCH	23	5,389,389.00	0	0	23	19	304,420	18	322,709	0	0	0	0	4	489,979	7	362,115		6,868,612
APRIL	12	3,120,332	0	0	12	20	388,243	22	291,776	0	0	0	0	3	1,527,575	5	69,837		5,397,763
MAY	23	6,336,462	0	0	23	16	284,724	19	543,525	0	0	0	0	1	3,000,000	11	91,491		10,256,202
JUNE	17	4,641,944	0	0	17	15	204,840	18	922,312	0	0	3	190,000	1	20,000	8	68,175		6,047,271
TOTALS TO DATE	206	53,243,013	11	9,063,653	217	197	3,314,477	198	5,267,593	0	0	8	6,935,455	40	9,936,860	79	2,919,996		90,681,047

**BUILDING ACTIVITY**  
**\$M Value**



# DWELLING UNITS





**BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for June 2013

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130256	CITY OF ALBANY	Owner's name & address not shown at their request JMM ALBANY	STAIR REPAIR WORKS -	33-39	Lot 11	STIRLING TERRACE	ALBANY
130425	OWNER BUILDER	ALBANY LIFESTYLE	CERTIFIED ALTERATION ADDING ADDITIONAL WINDOW TO EXISTING RESIDENCE - PATIO / CARPORT -	54-60	20 Lot 500	DUKE STREET	ALBANY
130356	ECOFIT HOMES	VILLAGE PTY LTD	UNCERTIFIED PARK HOME - SITE 10	20	20 Lot 500	ALISON PARADE	BAYONET HEAD
130357	ECOFIT HOMES	ALBANY LIFESTYLE	NEW DWELLING -	21	21 Lot 130	ALISON PARADE	BAYONET HEAD
130323	AIKEN PTY LTD	VILLAGE PTY LTD J DAVIDSON	CERTIFIED PATIO - UNCERTIFIED	20	20 Lot 500	MADDISON WAY	BAYONET HEAD
130402	PULS PATIOS	ALBANY LIFESTYLE	OCCUPANCY PERMIT	206	206 Lot 508	ALISON PARADE	BAYONET HEAD
130416	OCCUPANCY PERMIT	VILLAGE PTY LTD CUSCUNA NOMINEES PTY LTD	SITE 14 CARPORT -	7	7 Lot 18	LOWER KING ROAD	BAYONET HEAD
130394	OUTDOOR WORLD	Owner's name & address not shown at their request M&J WAUTERS	UNCERTIFIED OCCUPANCY PERMIT	7	7 Lot 104	PANORAMA ROAD	BIG GROVE
130354	OCCUPANCY PERMIT	NOMINEES PTY LTD ATF WAUTERS	SHOP FITOUT TO SHOP - PS04 LAUBMAN & PANK -	70-88	Lot 105	HERCULES CRESCENT	CENTENNIAL
130377	GAMBLE IAN RODNEY	PERPETUAL TRUSTEES	CERTIFIED MONOLITH SIGN	27A	Lot 1	ALBANY HIGHWAY	PARK CENTENNIAL
130385	ALBANY SIGNS	AUSTRALIA LTD C & A TRICHILIO	SHED - UNCERTIFIED	1	1 Lot 130	GRAHAM STREET	PARK CENTENNIAL
130330	OWNER BUILDER	A & M BAKER	NEW DWELLING CARETAKERS RESIDENCE - UNCERTIFIED	31	31 Lot 32	MANLEY CRESCENT	PARK COLLINGWOOD
130361	JANET & PETER	JM & P ARNOLD				BARRY COURT	HEIGHTS COLLINGWOOD
	ARNOLD						PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130406	PLUNKETT HOMES	Owner's name & address not shown at their request.	NEW DWELLING - CERTIFIED	6	Lot 11	HOPE STREET	COLLINGWOOD PARK
130373	(1903) PTY LTD TURPS STEEL	CITY OF ALBANY & REDWOOD CORPORATE	SITE 144 CARPORT - UNCERTIFIED	41-51	Location RES 22698 Lot PT 1461	MERMAID AVENUE	EMU POINT
130365	FABRICATIONS R & DG CEKEREVAC	PTYL FW BROGMUS	ADDITION/ALTERATION TO EXISTING DWELLING - UNCERTIFIED	59	Lot 65	LOWANNA DRIVE	GLEDHOW
120556	OWNER BUILDER	G & C WILSON	CARPORT - UNCERTIFIED	26	Location 366 Lot	REGENT STREET	GLEDHOW
130399	PULS PATIOS	MGF KINNEAR	PATIO - UNCERTIFIED	33	20	CHARLES STREET	GLEDHOW
130414	SOUTH COAST SHEDS	A & D GLASS	SHED - UNCERTIFIED	55	Lot 2	HUNTON ROAD	KALGAN
130341	G & LA IRONMONGER	R BERTOLA & MID	ADDITIONS TO DWELLING - UNCERTIFIED	1483	Location 3391	MILLBROOK ROAD	KING RIVER
130371	MR GRAHAM EDWARD WEBB	FLETCHER GE WEBB	WAREHOUSE - CERTIFIED	46428	Lot 153	SOUTH COAST HIGHWAY	KING RIVER
130293	HOME GROUP WA GREAT SOUTHERN PTY LTD	Owner's name & address not shown at their request.	NEW DWELLING - UNCERTIFIED	16	Lot 206	ELARAY WAY	LANG
130370	RYDE BUILDING COMPANY PTY LTD	Owner's name & address not shown at their request.	NEW DWELLING - UNCERTIFIED	12	Lot 208	ELARAY WAY	LANG
130327	NEW HORIZON HOMES	S & R REITSEMA	NEW DWELLING - UNCERTIFIED	13	Lot 256	MAITLAND AVENUE	LITTLE GROVE
130375	(WA) PTY LTD OWNER BUILDER	CP CAFFERATA & J	CONVERSION OF GARAGE TO STUDY ROOM - UNCERTIFIED	36	Lot 107	GROVE STREET EAST	LITTLE GROVE
130355	OWNER BUILDER	MORRIS K & M DAY	PATIO - UNCERTIFIED	22	Lot 378	SINCLAIR STREET	LOCKYER
130378	OWNER BUILDER	L & B MORGAN	SHED - UNCERTIFIED	63	Location 7 Lot 401	THE ESPLANADE	LOWER KING
130388	JAN TARBOTTOM	PL BIRD	ADDITION OF THEATRE ROOM - UNCERTIFIED	164	Lot 52	BON ACCORD ROAD	LOWER KING
130376	OWNER BUILDER	D & P TRAHAIR	ROOM - UNCERTIFIED SHED - UNCERTIFIED	2	Lot 509	NAMBUCCA RISE	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130390	OWNER BUILDER	D & P TRAHAIR	DEMOLITION OF SHED		2: Lot 509	NAMBUCCA RISE	LOWER KING
130109	WA COUNTRY	Owner's name \$ address	Dwelling Studio and		Lot 18	HILLVIEW RISE	LOWER KING
130346	BUILDERS PTY LTD	not shown at their request	Outbuilding		66: Location 2957	KNAPP HEAD ROAD	LOWLANDS
130368	HOWARD NIVEN SMITH	R & D BOYLAND	NEW DWELLING SPA & GARAGE - CERTIFIED		35: Lot 193	LOWANNA DRIVE	MARBELUP
130315	OWNER BUILDER	AG MCCONNELL	SHED & WATERTANK -		76: Lot 757	GREGORY DRIVE	MCKAIL
130362	DUNKELD	RB MARIS & GN MCLEAN	UNCERTIFIED		9: Lot 341	SATELLITE CLOSE	MCKAIL
130345	CONSTRUCTION PTY LTD	TL BRADLEY & DW	NEW DWELLING -		4: Location 492 Lot	ORION AVENUE	MCKAIL
130367	MCB CONSTRUCTION	GALYER	UNCERTIFIED		14: 281	AURORA RISE	MCKAIL
130341	PTY LTD	G & C CLUETT	PATIO & SHED -		4: Lot 729	CENTAURUS TERRACE	MCKAIL
130367	RYDE BUILDING	Owner's name \$ address	UNCERTIFIED		13: Lot 304	BYLUND PLACE	MCKAIL
130374	COMPANY PTY LTD	not shown at their request	NEW DWELLING -		79: Lot 577	DROME ROAD	MCKAIL
130407	FORMATION HOMES	FORMATION HOMES PTY LTD	NEW DWELLING -		26: Lot 753	ORION AVENUE	MCKAIL
130397	RYDE BUILDING	Owner's name \$ address	UNCERTIFIED		67: Lot 2	ADELAIDE CRESCENT	MIDDLETON
130411	COMPANY PTY LTD	not shown at their request	ALTERATIONS/ADDITION		48: Lot 29	GIDLEY FARM ROAD	BEACH
130407	OWNER BUILDER	GE TADD	S TO DWELLING & SWIMMING POOL - CERTIFIED		32: Lot 27	WAKEFIELD CRESCENT	MIRA MAR
130383	FORMATION HOMES	CL BARCLAY & SD	NEW DWELLING -		196: Lot 1	MIDDLETON ROAD	MIRA MAR
130397	PTY LTD	LAKEMAN	UNCERTIFIED				
130397	AR & DA DOCKING	G & S BROWNE	ALTERATIONS/ADDITION				
130383	T & W BRADE	P & C THOMPSON	SHED - UNCERTIFIED				
130339	AGCRETE	D AND S HERBERT	RETAINING WALL -				
130366	OCCUPANCY PERMIT	HOLDINGS PTY LTD	UNCERTIFIED				
		JF SYMES & S & D	OCCUPANCY PERMIT				
		MAGUIRE & J AND S LIE H					

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130372	GIOVANNI DE	E & E CAPELLI	SHED - UNCERTIFIED	59	Lot 311	COCKBURN ROAD	MIRA MAR
130398	GIAMBATTISTA MD PHILIP	PW VAN SCHOU BROECK	NEW GARAGE -	39	Lot 29	NELSON STREET	MIRA MAR
130408	M WARBURTON	& AE KESSELL E & P MCNAUGHTON	UNCERTIFIED BALCONY EXTENSION -	147	Lot 1	MIDDLETON ROAD	MOUNT
130312	CONCEPT BUILDING DESIGN	DG MONTEROSSO	UNCERTIFIED BOUNDARY WALL - UNCERTIFIED PATIO - UNCERTIFIED	29	Lot 10	CROSSMAN STREET	CLARENCE MOUNT
130401	PULS PATIOS	JN VINCENT & DE	UNCERTIFIED	18	Lot 49	CARBINE STREET	MELVILLE ORANA
130384	OWNER BUILDER	EASTCOTT CM MCINTYRE & WG	DEMOLITION OF EXISTING HOUSE FRAME ASBESTOS HAS BEEN PATIO - UNCERTIFIED	76	Lot 106	ROBINSON ROAD	ROBINSON
130360	OWNER BUILDER	CURLEWIS CJ DOWSETT	UNCERTIFIED	105	Location 33 Lot 54	HOME ROAD	ROBINSON
130412	TURPS STEEL FABRICATIONS	L & B WILKINSON	CARPORT - UNCERTIFIED	11	Lot 28	KEYSER ROAD	SEPPINGS
130087	NEWMAN'S CONCRETE	NF BERRIDGE	RETAINING WALL - UNCERTIFIED	5	Lot 362	BATELIER CLOSE	SPENCER PARK
130350	OUTDOOR WORLD	Owner's name \$ address not shown at their request.	PATIO & CARPORT - UNCERTIFIED	18	Lot 29	MUIR STREET	SPENCER PARK
130353	R & E SCHLAGER	J & K GOETZE	ALTERATIONS AND ADDITIONS TO HOUSE - UNCERTIFIED	6	Location PL43 Lot 10	DIPROSE CRESCENT	SPENCER PARK
130409	EYERITE SIGNS	PRIMEKING PTY LTD	SIGN - FASCIA	3-7	Location 42 Lot 50	HARDIE ROAD	SPENCER PARK
130308	BRIAN NEWBOLD	ELMS COURT HOLDINGS PTY LTD	FACTORY - CERTIFIED	12	Location 4805	THOMAS ROAD	TORBAY

No.	SINGLE DWELLING	GROUP DWELLING	DOMESTIC/ OUTBUILDINGS	ADDITIONS/ DWELLINGS	HOTEL/ MOTEL	NEW		ADDITIONS/ COMMERCIAL	OTHER
						COMMERCIAL	COMMERCIAL		
1	175,000		3,600	139,739			65,000	20,000	1,500
2	243,639		10,000	75,900			60,000		11,500
3	225,000		8,000	250,000			65,000		24,000
4	315,000		8,800	9,000					10,000
5	265,000		4,090	18,000					20,000
6	397,500		16,000	350,000					500
7	359,693		4,500	15,000					350
8	215,000		19,990	1,500					325
9	255,000		16,000	8,970					
10	232,700		13,000	16,750					
11	270,000		38,500	4,000					
12	200,000		15,000	9,703					
13	331,345		18,000	3,500					
14	200,000		19,160	6,000					
15	219,300		10,200	1,000					
16	560,667			4,800					
17	177,100			5,450					
18				3,000					
Total	4,641,944	0	204,840	922,312	0	190,000	20,000	68,175	

**Grand Total \$ 6,047,271.00**

**N.B Red font denotes Park Home Licence**