

**SHIRE OF TAMMIN TOWN PLANNING SCHEME NO.1**



**FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL**

<b>Landowner Details</b>		
Name/s: <i>Kim Mavee Bondarenko</i>		
ABN (if applicable):		
Postal Address: <i>10 Walston St, Tammin</i> Postcode: <i>6409</i>		
Work Phone:	Fax:	E-mail:
Home Phone:		<i>k.bondarenko@live.com.au</i>
Mobile Phone: <i>0488516793</i>		
Contact Person for Correspondence:		
Signature: <i>KMB</i>		Date: <i>27.6.23</i>
Signature:		Date:
<p><b>NOTES:</b></p> <p>i) Use and attach a separate copy of this page where there are more than two (2) landowners.</p> <p>ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:</p> <ul style="list-style-type: none"> <li>- 1 director of the company, accompanied by the company seal; or</li> <li>- 2 directors of the company; or</li> <li>- 1 director and 1 secretary of the company; or</li> <li>- 1 director if a sole proprietorship company.</li> </ul> <p>Print the full names and positions of company signatories underneath the signatures.</p> <p>iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.</p> <p>iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Tammin where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.</p>		
<b>Applicant Details (if different from owner)</b>		
Name/s: <i>Fox Modular</i>		
Address: <i>13 Boom St, Gnanapara</i> Postcode: <i>6077</i>		

Work Phone:	Fax:	E-mail:
Home Phone:		
Mobile Phone: 0488516793		k.bondarenko@live.com.au

Contact Person for Correspondence: A

Signature: <i>KMB</i>	Date: 27.6.23
-----------------------	---------------

**NOTES:**

- i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold.
- ii) The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full.
- iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the local government for public viewing in connection with the application.
- iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.
- v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.

**Property Details**

NOTE: The details provided must match those shown on the relevant Certificate/s of Title.

Lot No: 51	House/Street No: 10	Location No:
Survey Diagram or Plan No:	Certificate of Title Volume No: 1132	Certificate of Title Folio No: 82

Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title):

Street name: 10 Walston St	Suburb: Tammin
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Nearest street intersection: Great Eastern Highway

**Proposed Development:**

Nature of development:  Works (New construction works with no change of land use)  
 Use (Change of use of land with no construction works)  
 Works and Use

NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.

Is an exemption from development claimed for part of the development? Yes  No

If yes, is the exemption for:  Works  
 Use

Description of proposed works and/or land use: granny flat

Description of exemption claimed (if relevant):
Nature of any existing buildings and/or land use: 3bed House - Domestic
Approximate cost of proposed development (excluding GST): \$200,000.
<b>OFFICE USE ONLY</b>
Date application received:
Received by:
Application reference number:
Application fee payable: \$
Date of receipt of application fee from applicant:
Receipt number for application fee:

WESTERN



AUSTRALIA

REGISTER NUMBER <b>51/DP130015</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>11/8/2007</b>

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1132 FOLIO 82

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*BGRoberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 51 ON DEPOSITED PLAN 130015

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

KIM MAREE BONDARENKO OF UNIT 3 4 KANBERRA DRIVE TOM PRICE WA 6751  
(T P372765 ) REGISTERED 30/11/2022

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1132-82 (51/DP130015)  
PREVIOUS TITLE: 501-85  
PROPERTY STREET ADDRESS: 10 WALSTON ST, TAMMIN.  
LOCAL GOVERNMENT AUTHORITY: SHIRE OF TAMMIN

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING K504597



FOX MODULAR

13 BOOM STREET  
GNANGARA  
WESTERN AUSTRALIA  
6077

t: 08 6377 8335  
w: www.foxmodular.com.au  
e: info@foxmodular.com.au

PROJECT DETAILS

JOB NO: FT920  
BUILDING: PESARO CUSTOM  
CLIENT: JULIE BONDARENKO  
ADDRESS: 10 WALSTON ST, TAMMIN,  
WA 6409

DRAWING DETAILS

PAGE: 1 OF 4  
DRAWING: SITE PLAN  
SCALE: 1:200  
DRAWN: FW  
CHECKED: NP  
DATE: 12/06/23

REVISIONS

REV.	DATE	DESCRIPTION
E	26/07/23	PLANNING AMENDMENTS & VO 1
D	18/07/23	BUILDING INCREASED 1500MM
C	17/07/23	BUILDING REDUCED 2200MM
B	19/06/23	SITE PLAN ADDED
A	12/06/23	ISSUED FOR APPROVAL

NOTES

WRITTEN DIMENSIONS TAKE PREFERENCE OVER SCALE. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS, ENGINEERS DESIGNS, COMPUTATIONS, AND GEOTECHNICAL REPORTS. WRITTEN SPECIFICATIONS TAKE PRECEDENCE OVER THESE DRAWINGS UNLESS NOMINATED IN THE CONTRACT OR SPECIFICATION.

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-THIS DRAWING IS COPYRIGHT - ANY INFRINGEMENT WILL RESULT IN LEGAL PROCEEDINGS.

APPROVALS

OWNER 1: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OWNER 2: \_\_\_\_\_  
DATE: \_\_\_\_\_

PRELIMINARY DRAWINGS

LOT 56

VACANT  
RESIDENTIAL

ATTENTION!  
LOCATION OF BOUNDARY IN RELATION TO FENCES OR BOUNDARY MARKERS IS NOT GUARANTEED.  
BOUNDARY IS PLACED ARBITRARILY AS PER 'BEST FIT'.  
BOUNDARY RE-ESTABLISHMENT SURVEY REQUIRED TO CONFIRM LOT BOUNDARY POSITION AND DIMENSIONS.

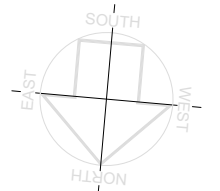
SITE COVERAGE:	
PROPOSED DWELLING:	64.80m <sup>2</sup>
EXISTING DWELLING:	93.64m <sup>2</sup>
EXISTING PORCH:	6.97m <sup>2</sup>
EXISTING PERGOLA:	26.55m <sup>2</sup>
EXISTING SHED:	63.29m <sup>2</sup>
EXISTING SHED 2:	4.40m <sup>2</sup>
TOTAL:	259.65m <sup>2</sup>

SITE AREA:	1084m <sup>2</sup>
COVERAGE:	23.95%
MAX SITE COVER IS:	50%

MATERIAL & COLOR SCHEDULE	
EXISTING DWELLING:	
EXTERNAL WALLS:	FIBRE CEMENT SHEETING - LIGHT GREEN
ROOF:	METAL SHEETED ROOF @22° PITCH - LIGHT GREEN
PROPOSED DWELLING:	
EXTERNAL WALLS:	HORIZONTAL COLORBOND CORRUGATED STEEL WALL SHEETING - MONUMENT
ROOF:	COLORBOND TRIMDEK ROOF COVER - SURFMIST

WATER TANK & STORMWATER NOTES:  
NEW WATER TANK BY OWNER. SIZE AND LOCATION TO BE CONFIRMED BY OWNER.  
STORMWATER FROM PROPOSED DWELLING TO BE CONNECTED TO NEW WATER TANK.



LOT 51

1084 m<sup>2</sup>  
SANDY  
GRAVEL

COMMON LEGEND

- PF PEG FOUND
- Pdist PEG DISTURBED
- PG PEG GONE
- ◆ DATUM / CONTROL
- SV STOP VALVE
- HY (GROUND) HYDRANT
- FP FLUSH POINT
- ⊗ TAP WATER TAP
- ⊗ MC METER CONNECTION
- M WATER METER
- DRAINAGE MANHOLE
- ▭ GRATE
- ▭ SIDE ENTRY PIT
- SEW SEWER MANHOLE
- IS INSPECTION SHAFT
- IO INSPECTION OPENING
- CP CONSUMER POLE
- PP POWER POLE
- LP LAMP POST
- SP STAY POLE
- PD POWER DOME / PILLAR
- TEL / NBN TELSTRA / NBN PIT
- GAS GAS METER
- ✕ G GAS LINE MARKER (PT)
- 99 TOW TOP OF WALL
- 99 TOR TOP OF RETAINER
- 99 STILL STILL DEEPER
- 99 TOB TOP OF BACKING BLOCK
- 99 TOF TOP OF FOOTING
- 99 BOR BOTTOM OF RETAINER
- 99 BOF BOTTOM OF FENCE FRAME

SERVICE INFORMATION

SEWERAGE:

WATER: YES

PRELAI: YES LEFT

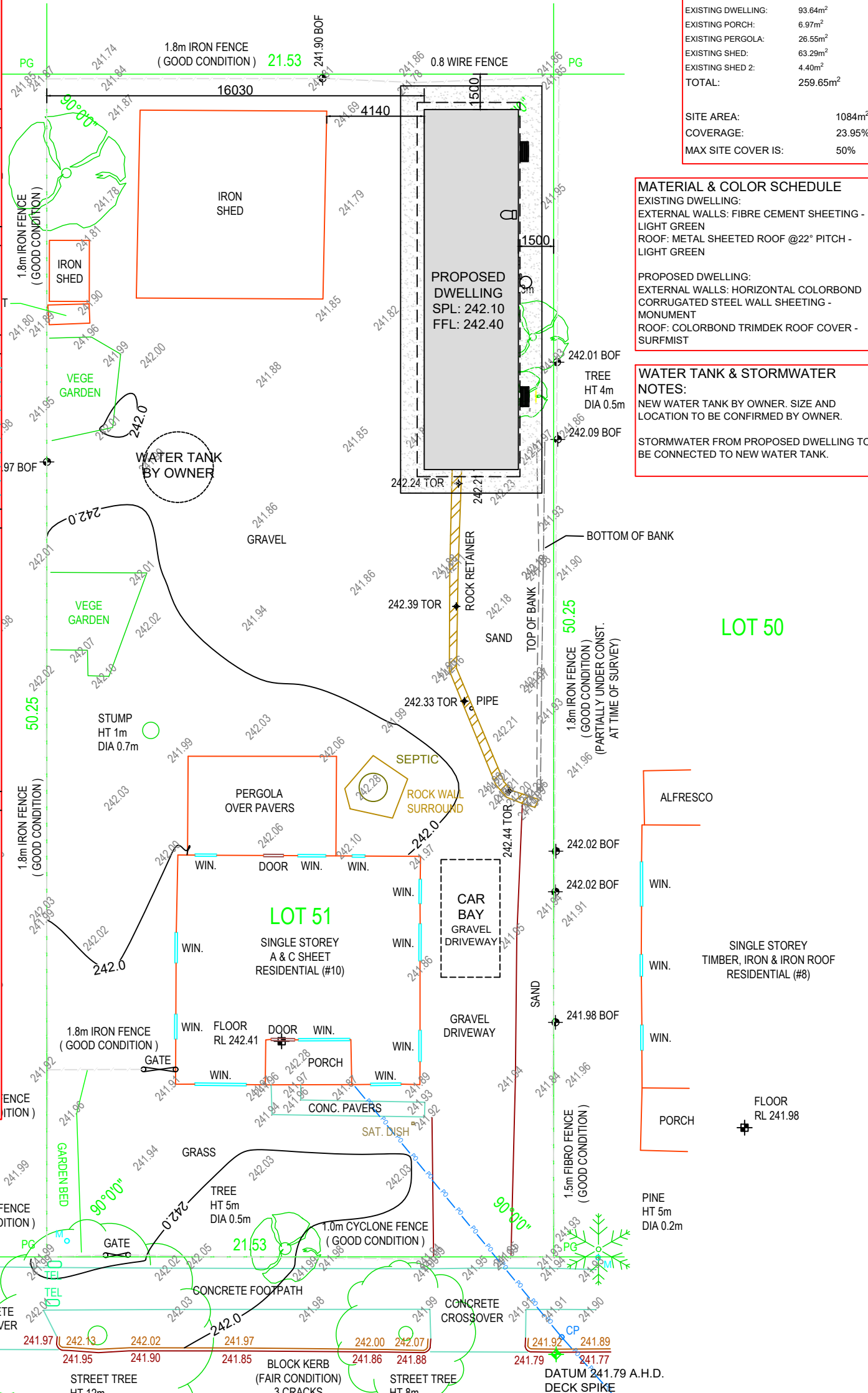
GAS: BTC

COMM: YES

POWER: O/H

TBE - To Be Established; BTC - Builder To Confirm

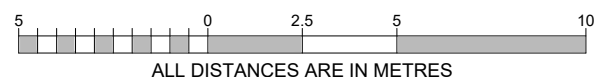
THE INFORMATION ON THIS DRAWING IS CURRENT AS AT THE DATE OF SURVEY. SERVICES ARE TO BE CONFIRMED WITH RELEVANT AUTHORITIES. THIS INCLUDES WITHOUT LIMITATION: SEWERAGE, WATER SUPPLY, DRAINAGE, POWER SUPPLY, GAS SUPPLY & COMMUNICATIONS. FURTHER INTERESTS / NOTIFICATIONS / ENCUMBRANCES MAY BE LISTED ON THE CERTIFICATE OF TITLE.



SEWER INFORMATION  
NOT AVAILABLE  
AT TIME OF SURVEY

WALSTON STREET

INTERESTS AND NOTIFICATIONS  
REFER TO PLAN DP 130015  
AND CERTIFICATE OF TITLE

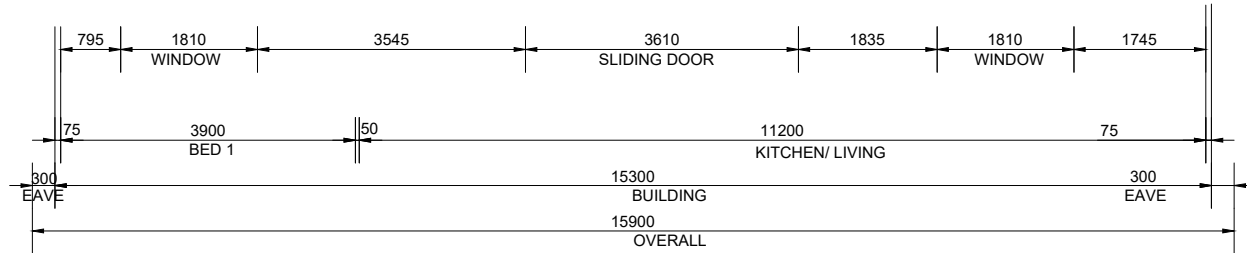
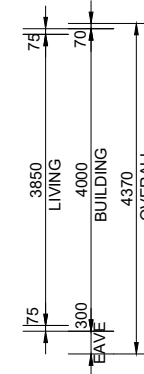
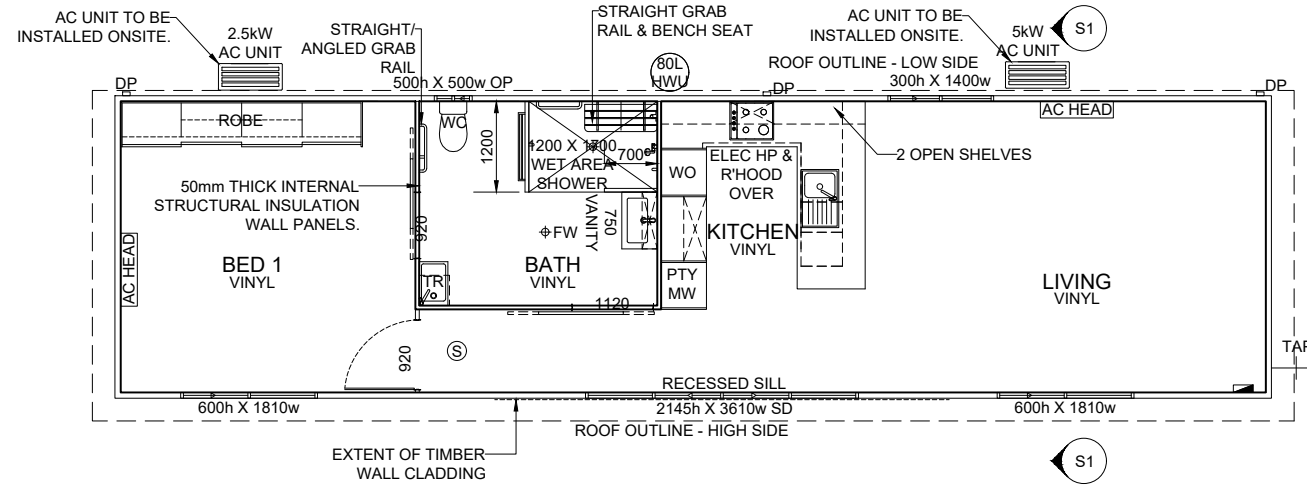
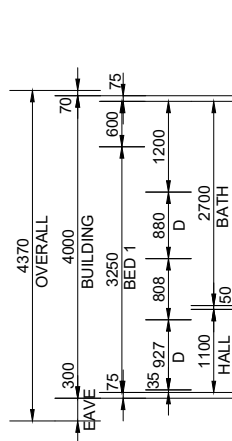
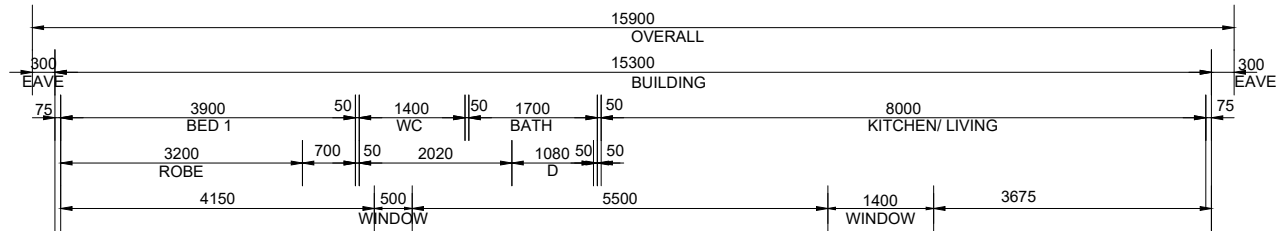


LICENSED SURVEYORS and DEVELOPMENT CONSULTANTS

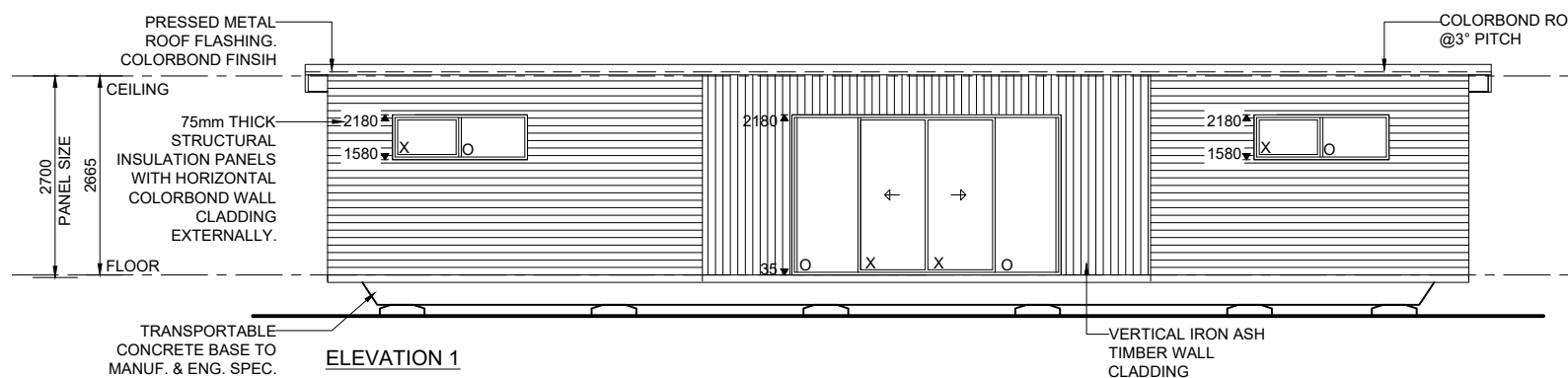
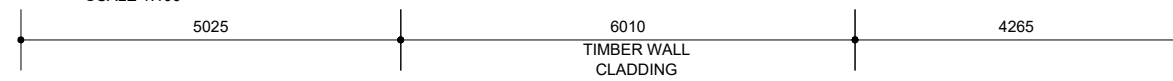
3 HASLER RD, OSBORNE PARK, WA 6017  
P.O.Box 1862, Osborne Park DC WA 6916  
Telephone (08) 9214 1777  
www.automatedsurveys.com.au

C					
B					
A	13/06/2023	DETAIL SURVEY	LF	MBT	
REV.	DATE OF SURVEY	DESCRIPTION	SURVEYOR	DRAFTER	CHECKED
BUILDER:	FOX MODULAR HOMES		PLAN: DP 130015		
REF.:	FOX MODULAR HOMES		CT: 1132/82		
H. Grid:	LOCAL	A.H.D level:	A.H.D. value	S.S.M.	Distance
V. Datum:	A.H.D.	Local level:	derived from:	SSM HU 91	from Datum : m

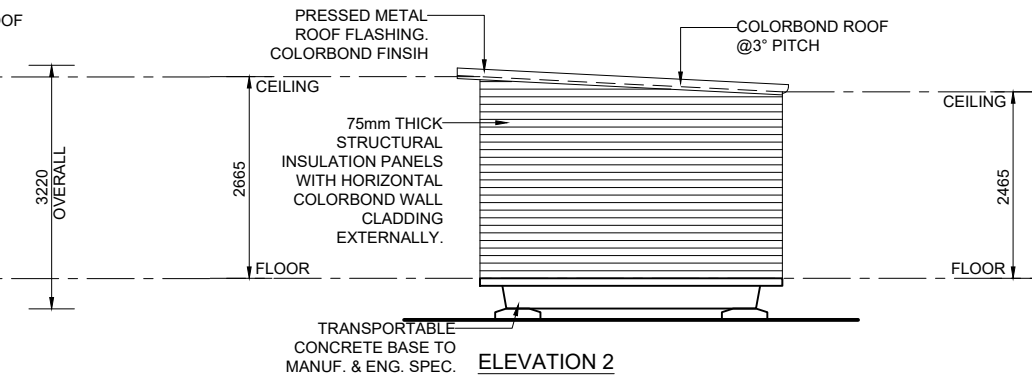
CLIENT:	FOX MODULAR HOMES		
PROJECT:	LOT 51 (#10) WALSTON STREET, TAMMIN		
AUTHORITY:	SHIRE OF TAMMIN		
PLAN:	DETAIL SURVEY		
UDB MAP:	PACKAGE:	SCALE:	
		1: 200 @ A3	
Approx. distance:	SHEET:	DRAWING No.:	REV:
	1 of 1	245477	A



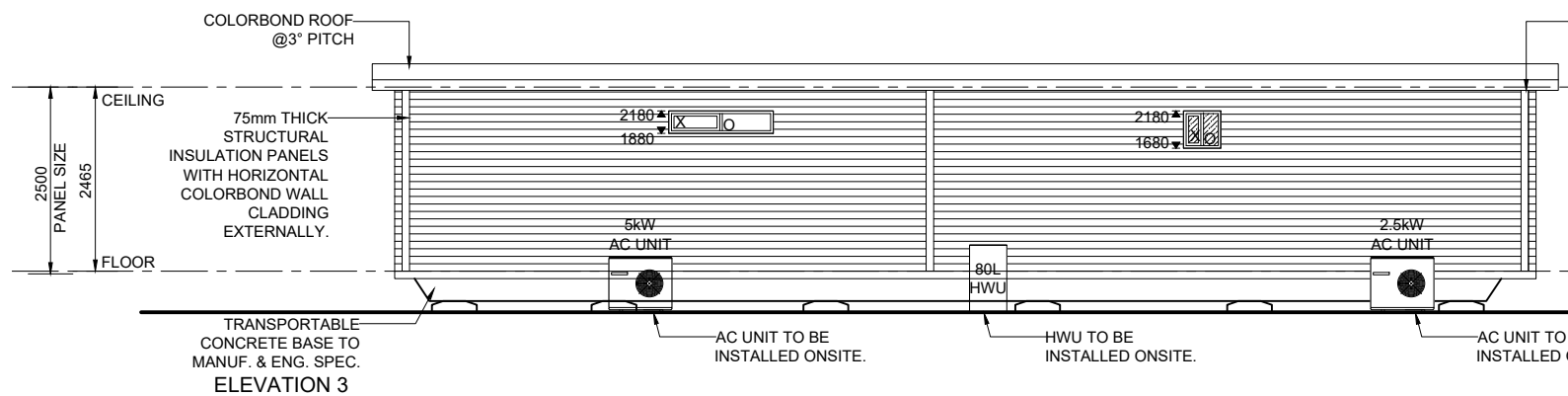
FLOOR PLAN  
SCALE 1:100



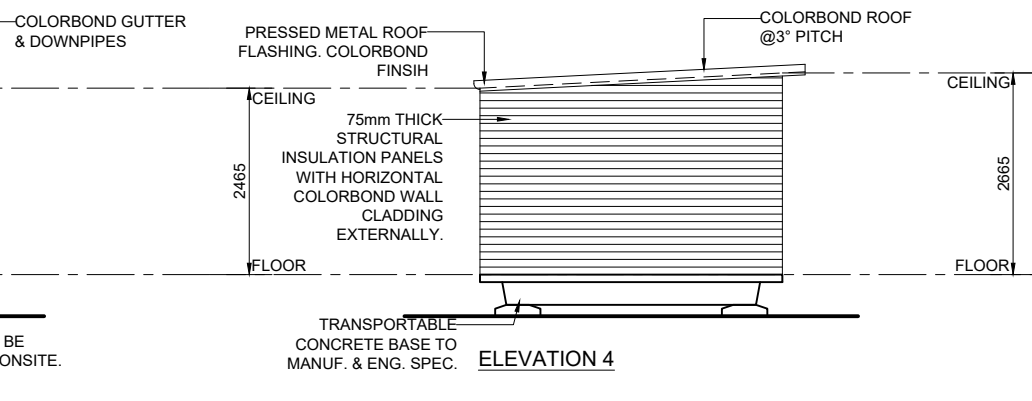
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

NOTES

1. PROVIDE ALL WINDOWS AND DOOR TRIM CHANNELS AS PER MANUFACTURERS SPECIFICATION
2. ALL WINDOWS TO BE GJAMES WINDOWS; 5mm TOUGHENED GLASS - SHGC .83, SC .95, U 5.8 OR SIMILAR APPROVED
3. PROVIDE R1.0 UNDERFLOOR INSULATION
4. ROOF CONSTRUCTION - 100mm STRUCTURAL INSULATED PANEL
5. TOP OF PANEL BATTENED AND THEN COLORBOND ROOF CLADDING OVER, TO PROVIDE THERMAL BREAK
6. FOOTINGS AND FRAME SHOWN INDICATIVE ONLY. REFER TO CERTIFIED ENGINEERS DETAILS
7. WASTE PIPES FROM PLUMBING EQUIPMENT WILL BE TAKEN TO THE NEAREST SIDE OF THE BUILDING
8. **TERMITE PROTECTION STATEMENT.** ALL PRIMARY BUILDING ELEMENTS USED FOR THE CONSTRUCTION OF THIS BUILDING WILL CONSIST ENTIRELY OF, OR A COMBINATION OF MATERIALS CONSIDERED NOT SUBJECT TO TERMITE ATTACK. SPECIFICALLY, ALL TIMBERS USED IN THIS DWELLING WILL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AS 3660.1 AND WILL COMPLY WITH PART 3.1.3.2 OF THE BUILDING CODE OF AUSTRALIA - VOLUME 2, 201

AREAS

FLOOR AREA	64.80 m <sup>2</sup>
ROOF AREA	69.48 m <sup>2</sup>
PERIMETER	40.40 m



FOX MODULAR  
13 BOOM STREET  
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6077

t: 08 6377 8335  
w: www.foxmodular.com.au  
e: info@foxmodular.com.au

PROJECT DETAILS

JOB NO: FT920  
BUILDING: PESARO CUSTOM  
CLIENT: JULIE BONDARENKO  
ADDRESS: 10 WALSTON ST, TAMMIN,  
WA 6409

DRAWING DETAILS

PAGE: 2 OF 4  
DRAWING: FLOOR PLAN & ELEVATIONS  
SCALE: 1:100  
DRAWN: FW  
CHECKED: NP  
DATE: 12/06/23

REVISIONS

E	26/07/23	PLANNING AMENDMENTS & VO 1
D	18/07/23	BUILDING INCREASED 1500MM
C	17/07/23	BUILDING REDUCED 2200MM
B	19/06/23	SITE PLAN ADDED
A	12/06/23	ISSUED FOR APPROVAL

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APPROVALS

OWNER 1: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OWNER 2: \_\_\_\_\_  
DATE: \_\_\_\_\_

PRELIMINARY DRAWINGS

**ELECTRICAL NOTES**

- THIS ELECTRICAL DRAWING TO BE READ IN CONJUNCTION WITH THE LAYOUTS PLAN FOR CONFIRMATION OF GPOs AROUND CABINETS
- SMOKE ALARMS TO BE HARDWIRED TO THE MAINS SUPPLY
- ALL HEIGHTS OF ELECTRICAL ITEMS ON INTERNAL WALLS REFERENCED TO FINISHED FLOOR LEVEL (FFL)
- ALL HEIGHTS OF ELECTRICAL ITEMS ON EXTERNAL WALLS REFERENCED TO BOTTOM OF PANELS
- NON MIGRATORY WIRING TO BE USED THROUGHOUT

**ELECTRICAL CABLE NOTES**

- LIGHTING & SMOKE ALARMS - 1.5mm<sup>2</sup> CABLE - 1 CIRCUIT
- POWER 1 - 2.5mm<sup>2</sup> CABLE - 1 CIRCUIT UP TO 8 GPOS
- POWER 2 - 2.5mm<sup>2</sup> CABLE - 1 CIRCUIT UP TO 8 GPOS
- AC - 2.5mm<sup>2</sup> CABLE - 1 CIRCUIT FROM SUBBOARD TO AC
- HWS - 2.5mm<sup>2</sup> CABLE - 1 CIRCUIT FROM SUBBOARD TO HWU
- OVEN - 2.5mm<sup>2</sup> CABLE - 1 CIRCUIT FROM SUBBOARD TO OVEN
- HOT PLATE - 4mm<sup>2</sup> OR 6mm<sup>2</sup> CABLE - 1 CIRCUIT FROM SUBBOARD TO ISOLATOR TO HOT PLATE
- FREE STANDONG COOKTOP/ OVEN - 6mm<sup>2</sup> CABLE - 1 CIRCUIT FROM SUBBOARD TO ISOLATOR TO COOKTOP/ OVEN

**ELECTRICAL LEGEND**

- SINGLE GPO @ NOTED HEIGHT
- DOUBLE GPO @ NOTED HEIGHT
- ISOLATOR @ NOTED HEIGHT
- COAX POINT @ NOTED HEIGHT
- LIGHT POINT
- 2 IN 1 HEAT & LIGHT

- HOTPLATE ISOLATOR @ NOTED HEIGHT
- OVEN GPO @ NOTED HEIGHT
- AC ISOLATOR @ NOTED HEIGHT
- HWU ISOLATOR @ NOTED HEIGHT
- EXTERNAL BUNKER LIGHT @ 2200

- CEILING FAN WITH LIGHT
- WALL MOUNTED EXHAUST FAN
- LIGHT SWITCH @ NOTED HEIGHT
- SMOKE ALARM
- SWITCH BOARD @ NOTED HEIGHT

**ELECTRICAL NOTES:**  
PROVIDE 4000K LIGHTING THROUGHOUT

ELECTRICAL			
ITEM	TYPE	QUANTITY	NOTES
WALL MOUNTED	DOUBLE GPO	8	
	SINGLE GPO	3	
	ISOLATOR	4	
	COAX	1	
	LIGHT SWITCH	3	
	EXHAUST FAN	1	
CEILING MOUNTED	SWITCHBOARD	1	
	LIGHT POINT	6	
	CEILING FAN WITH LIGHT	0	
	1 SMOKE ALARM	1	



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**PROJECT DETAILS**

JOB NO: FT920  
BUILDING: PESARO CUSTOM  
CLIENT: JULIE BONDARENKO  
ADDRESS: 10 WALSTON ST, TAMMIN, WA 6409

**DRAWING DETAILS**

PAGE: 3 OF 4  
DRAWING: **ELECTRICAL**  
SCALE: 1:50  
DRAWN: FW  
CHCKED: NP  
DATE: 12/06/23

**REVISIONS**

NO	DATE	DESCRIPTION
E	26/07/23	PLANNING AMENDMENTS & VO 1
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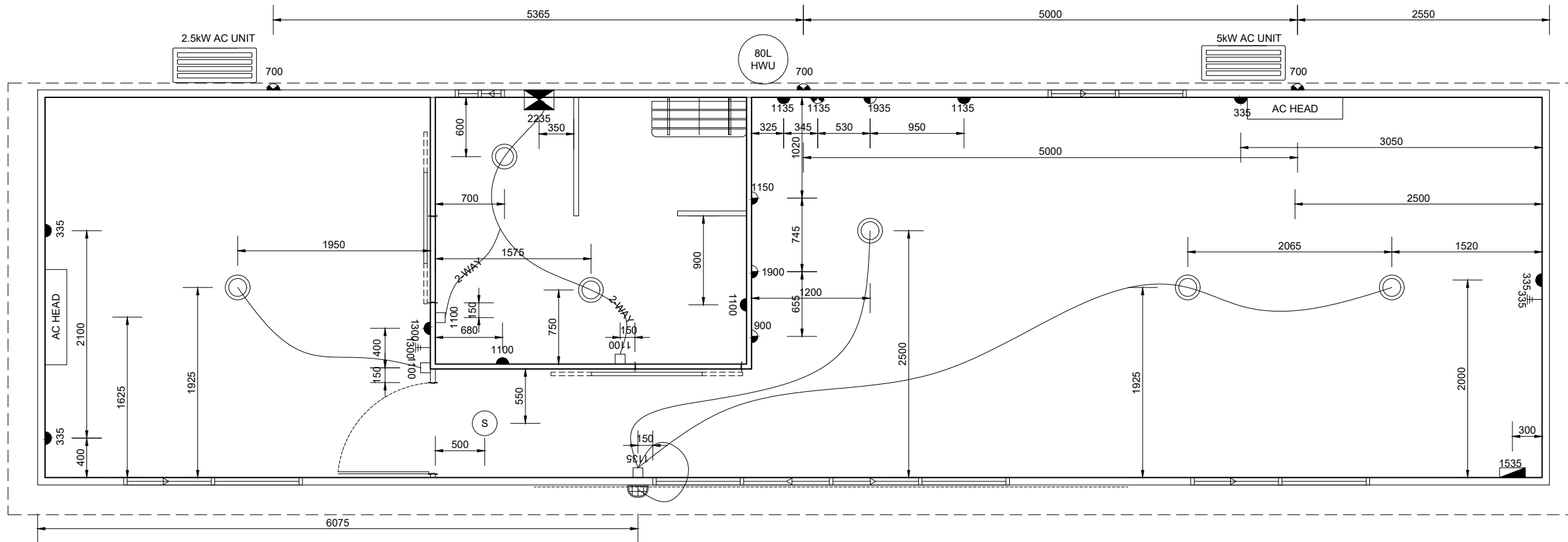
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**APPROVALS**

OWNER 1: \_\_\_\_\_  
DATE: \_\_\_\_\_  
OWNER 2: \_\_\_\_\_  
DATE: \_\_\_\_\_

PRELIMINARY DRAWINGS



**ELECTRICAL PLAN**  
SCALE 1:50

