

**MID WEST OFFICE**12 Bayly Street,  
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[plunketthomes.com.au](http://plunketthomes.com.au)[domainbyplunkett.com.au](http://domainbyplunkett.com.au)22<sup>nd</sup> September 2017City of Greater Geraldton  
Planning Department  
Att: Mrs T. Maurici  
PO Box 101  
GERALDTON WA 6530

Dear Taryn,

RE: TP17/201 LOT 72 (206) CHAPMAN ROAD, BERESFORD

An application has been submitted to the City for a proposed demolition and re-development of Lot 72 (206) Chapman Road.

The reasons for the proposed redevelopment are as follows. Our clients Mr & Mrs King wish to retire to Geraldton and make the property at 206 Chapman Road their "forever home". The existing dwelling located at the subject lot is unfit for this purpose.

As can be seen with the floor plan and photos supplied to council, the bathroom and water closet are located outside of the main dwelling. The bathroom is located next to the verandah, and the water closet is detached from the dwelling. To get to it our clients need to descend a couple of steps from the verandah, and then walk through the patio area. The photos supplied shows the water closet as having a single layer of timber slat walls with gaps, allowing rain, wind and sand into the room. The ceiling is corrugated sheeting which is partially rusted. On the whole the water closet is not favourably located and uncomfortable, it is open to the elements and unsafe for use late at night.

The bathroom has a shower located within the bath. As our clients intend to retire to the property this could pose a safety risk as they get older. They wish to have a bathroom that is located inside of the main dwelling with a separate shower not located in a bath, making it easier to get in and out of.

The laundry located next to the water closet is unenclosed and is constructed of the same timber slats and roof sheeting as per the water closet. Our client would like to have laundry facilities that are located inside of the main dwelling so that any appliances located in the room are protected from the elements.

Mr and Mrs King like to cook and entertain. The existing kitchen has extremely limited (and narrow) bench space and restricted storage space. The kitchen in the proposed redevelopment could be described as a chef's dream. As well as increased bench space and thereby under bench cupboards, there is additional storage with overhead cupboards. A separate scullery completes this ideal kitchen layout

The outbuildings of the current dwelling are quite dilapidated with unstable walls that contain asbestos making the area quite unsafe. There is no door to the garage, the concrete floor is severely cracked and lifting and the roof sheeting rusted. Mr and Mrs King are currently unable to use the garage to lock away their vehicles neither are they able to use the area for storage. The proposed new dwelling will have a double garage attached to the house with a separate storage area.

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Overall Mr & Mrs King wish to retire to a comfortable home which is safe and accessible. The home is to also have a safe and lockable storage facility for their vehicles. We trust the above clarifies the intent of the proposed redevelopment.

Should you have any queries or need any further information please don't hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Joanne Van Kints".

**JOANNE VAN KINTS**  
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**Condition Report**

**Residence at Lot 72, No. 206 Chapman Road, Beresford**

**17AUG2017**

Further to drawings and archival record of the above previously carried out on documents dated 15FEB2017, the following Condition Report is to be attached to same in response to a further information request from the City of Greater Geraldton: -

The letter from the City, Dot Point B3, seeks additional information in regards to the current condition of the building and its description relative to the last MI review in 2008. The further request, for annotations to be done to the photographs that were previously supplied, is to be separately carried out by the owners.

- **Current condition of the building** – read in conjunction with accompanying plans and photographs. The inspection carried out revealed a building that was in fair condition in the main part of the house to poor and dilapidated as one progressed towards the lean to and outbuildings at the rear of the property. The property is used still, though infrequently, as the owners' normally reside out of town.

I have started my description of the building at the east rear end and progressed towards the front.

The rear outbuildings as shown on the site plan consist of a single garage with a storage area to its north end and a lean to shed on its east side - all in a poor state of repair. The roof of this structure is painted, rusted CGI with old fibro cladding to the timber framed walls. Many of the fibro panels are broken or missing with some of the damage caused by two large Cape Lilac trees (now visible stumps) that were allowed to grow by a previous owner at too close a distance to the structure. This structure is generally not used.

The next nearest structure to the above is another former outbuilding (the laundry and toilet building) that is now joined to the rear verandah by a flat substandard roof. This building is also of a poor standard with no internal linings, cracked concrete floors, gaps in the laundry where the wall meets the floor and roof and severe subsidence at the north toilet end. This area of roof has been enclosed at some stage in the past with a CCA pine lattice fence and gates to presumably secure the back of the house from intruders.

This structure is sparingly used as required.

The rear of the main house is next with a semi enclosed verandah structure that has a bathroom in its south end. The north end of the verandah is enclosed by an old fibro wall that is badly cracked from subsidence of the verandah support structure in the north east corner. There is no lining to the underside of the tile roof. At the south end the bathroom is in poor condition, though usable, with water damage and peeling paint evident internally.

This structure is sparingly used as required.

The kitchen, two bedrooms, lounge room and adjoining hall way of the main house are in a reasonable and clean condition, though water damage is evident to the ceilings in the hall, bed 1 and the lounge.

There is also a sizable crack in the north east vertical corner of the lounge that continues along the cornice to the fireplace – this indicates a subsidence issue in this area.  
This structure is used sparingly as required.

The front verandah has a recent concrete floor and CCA pine balustrade – assumed built at the same time – date of construction unknown.

Externally the main house, west of the rear lean-to, is in a fair to reasonable condition - the worst of the external weatherboards being on the rear bathroom external east facing wall.

The two chimney structures on the north side of the house are imposing but plain structures on what is a modest size house. Both have evidence of cracking through their rendered finishes with the major concern being the cracking where the tall narrow chimney stack sits on the supporting brick fireplace wall – I deem both of these as unsafe constructions as there was generally no historic reinforcing of chimney structures and this unsafe assessment is accentuated by the square shouldered design of the support wall with the tall narrow stacks above. It was more common to buttress the chimney stacks by building up angled masonry side walls from the top of the supporting wall.

- **Description of the building in the two previous MI's – 1996 and 2009.**

These are generally accurate with the only anomalies being that between the two dates the changes that occurred were that the fibro clad balustrade on the front verandah was altered to CCA pine pickets and the low height front fence facing Chapman Road was altered from old vertical corrugated iron to CCA pine framing and pickets.

End of Report.

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1. Front View from Chapman Rd



2. Sth West Corner View





3. Front Verandah view from South



4. Side View Mark St





5. Side view Mark St entry



6. Side view Laundry





7. Side view Toilet



8. View of rear verandah





9. Chimneys on Nth side



10. Garage



11. Side view Garage



12. Rear door to Garage





13. Side view Garage



14. Garage and lean to





15. Tin Lean-to



16. Tin Lean-to Internal



