

Application for Development Approval at 12 Wandoo Street, Geraldton to change the use of the property from a normal residential rental to Short Term Accommodation.

The building has not been altered, and all plumbing and electrical work is up to current standards.

The property is 3 bedroom and 1 bathroom, which can have a occupancy rate of 6 people. There is a enclosed back yard for safety of animals and boats or recreational vehicles. This property is ideal for holiday makers on a visit to the Geraldton Region. 12 Wandoo St is located within 4 kilometres of the Geraldton CBD easy distance for tourists to visit the Nightlife. There is also the major tourist attraction of the Geraldton Golf Club and the Geraldton Turf Club within 1 kilometre of the property.

I don't believe the noise level or impact on the surrounding community is likely to exceed that of a normal house. This is a quite area and has a park across the road and 50 metres away from the house so visitors and children can play.

As Short Term Accommodation this property will be managed by myself.

Development &amp; Community Services Department

**TP01**

City of  
Greater Geraldton  
a vibrant future



TRIM Reference: \_\_\_\_\_

## APPLICATION FOR DEVELOPMENT APPROVAL

PLEASE USE BLOCK LETTERS &amp; COMPLETE ALL BOXES

Application No: \_\_\_\_\_

### OWNER DETAILS

Name: \_\_\_\_\_

DIANNA MARGARET VERMEER

ABN: if applicable \_\_\_\_\_

Postal Address: \_\_\_\_\_

4 Compton St RANGEWAY WA

Postcode: \_\_\_\_\_

6530

Phone Number: \_\_\_\_\_

04 29 387 146

Email Address: \_\_\_\_\_

ladyd@bigpond.com

### CONTACT PERSON FOR CORRESPONDENCE

Name: \_\_\_\_\_

DIANNA VERMEER

Signature: \_\_\_\_\_

Diana

Date: 7<sup>th</sup> MAY 2025

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The signature of the owner(s) is required on all applications. This application will not proceed without that signature. 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).

### APPLICANT DETAILS *if different from Owner*

Name: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

### CONTACT PERSON FOR CORRESPONDENCE

Name: \_\_\_\_\_

The information and plans provided with this application may be made available by the Local Government for public viewing in connection with the application.

 Yes  No

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Po Box 101 Geraldton WA 6531

Geraldton Civic Centre T 08 9956 6600 F 08 9956 6674

Mullewa Office T 08 9956 6643 F 08 9961 1206

E council@cgg.wa.gov.au W www.cgg.wa.gov.au

ABN 55 907 677 173

**PROPERTY DETAILS**

Assessment No: \_\_\_\_\_ Lot/Location No: 85  
 House/Street No: 12 Street Name: WANDOO ST  
 Locality/Suburb: RANGE WAY Diagram/Plan No: \_\_\_\_\_  
 CT Volume: 1559 CT Folio: 987  
 Title Encumbrances: \_\_\_\_\_  
*e.g. Easements, Restrictive Covenants etc.*

**PROPOSED DEVELOPMENT**

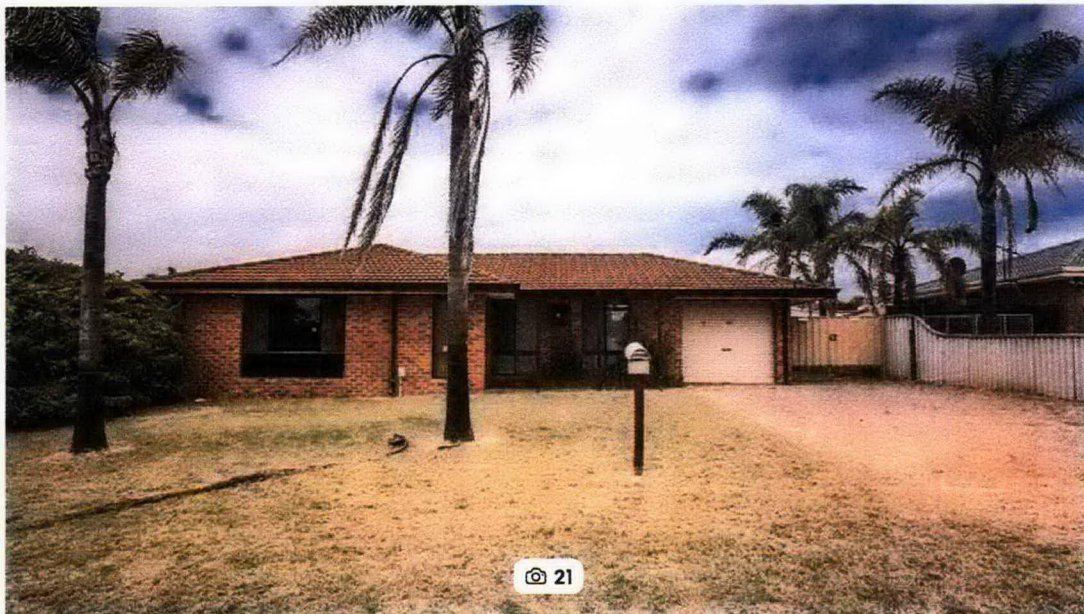
Nature of Development:  Works  Use  Works & Use  
 Is an exemption from development claimed for part of the development?  Yes  No  
 If YES, is the exemption for:  Works  Use  
 Description of Proposed Works and/or Land Use: SHORT TERM ACCOMMODATION  
 Description of exemption claimed (if relevant): \_\_\_\_\_  
 Nature of any existing buildings and/or Land Use: HOUSE ON SITE  
 Approximate Cost of proposed development: \_\_\_\_\_  
 Estimated Time of Completion: \_\_\_\_\_

**Please refer over for the information required to be submitted with this application and the schedule of fees. This application will not be processed without all required information including payment of the appropriate fee.**

**OFFICE USE**

Date Received: 7.5.25 Application No: 25/093  
 Accepting Officer: JTO File Number: \_\_\_\_\_  
 Required Fee: \$ 222 Date Paid: \_\_\_\_\_

Property Value > WA > Rangeway > Wandoo Street > 12 Wandoo Street



Off market ⓘ

## 12 Wandoo Street

Rangeway, WA 6530

3 1 3 | House

Own this property?

Get access to view owner data and insights.

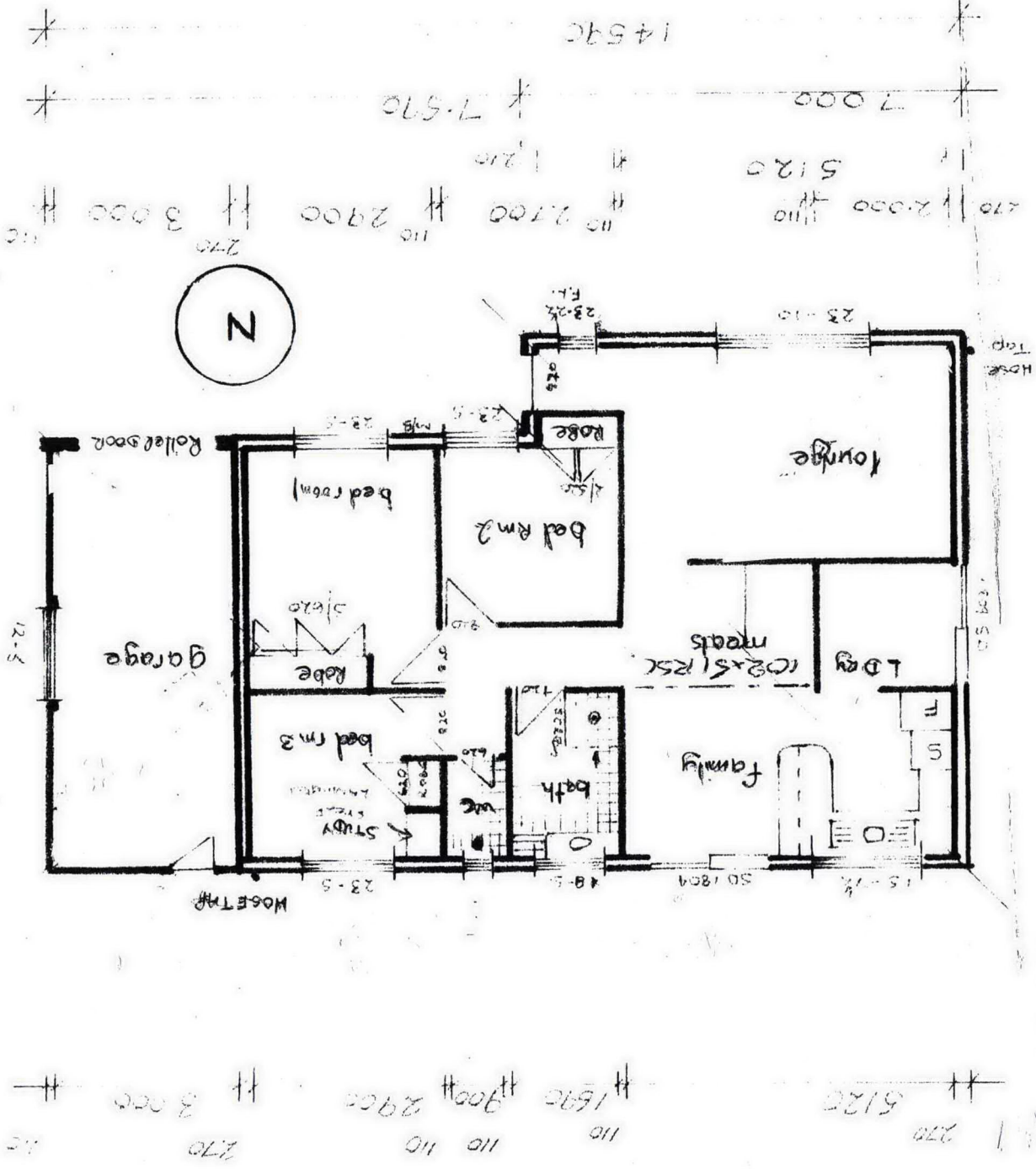
Track property

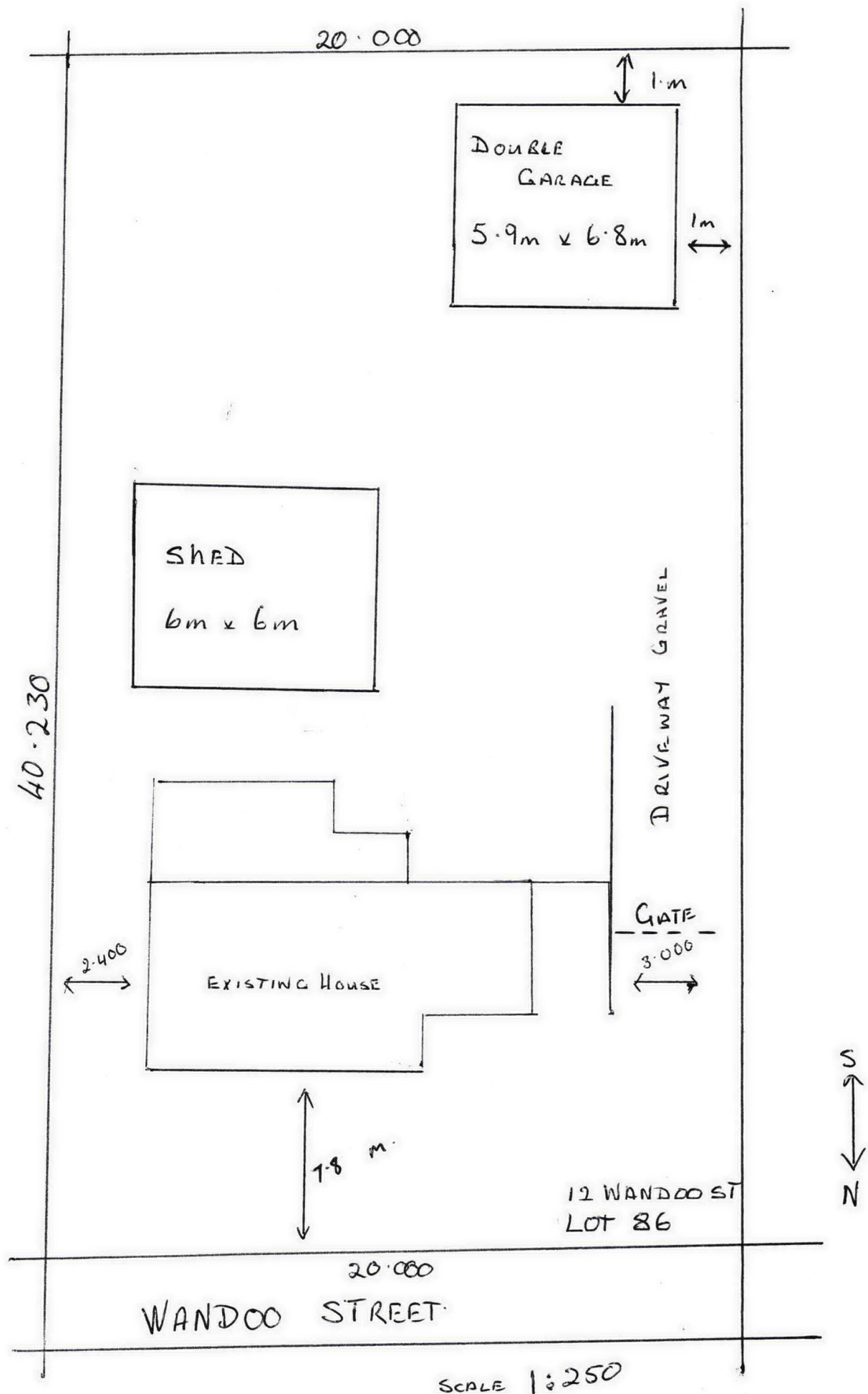
### Property features

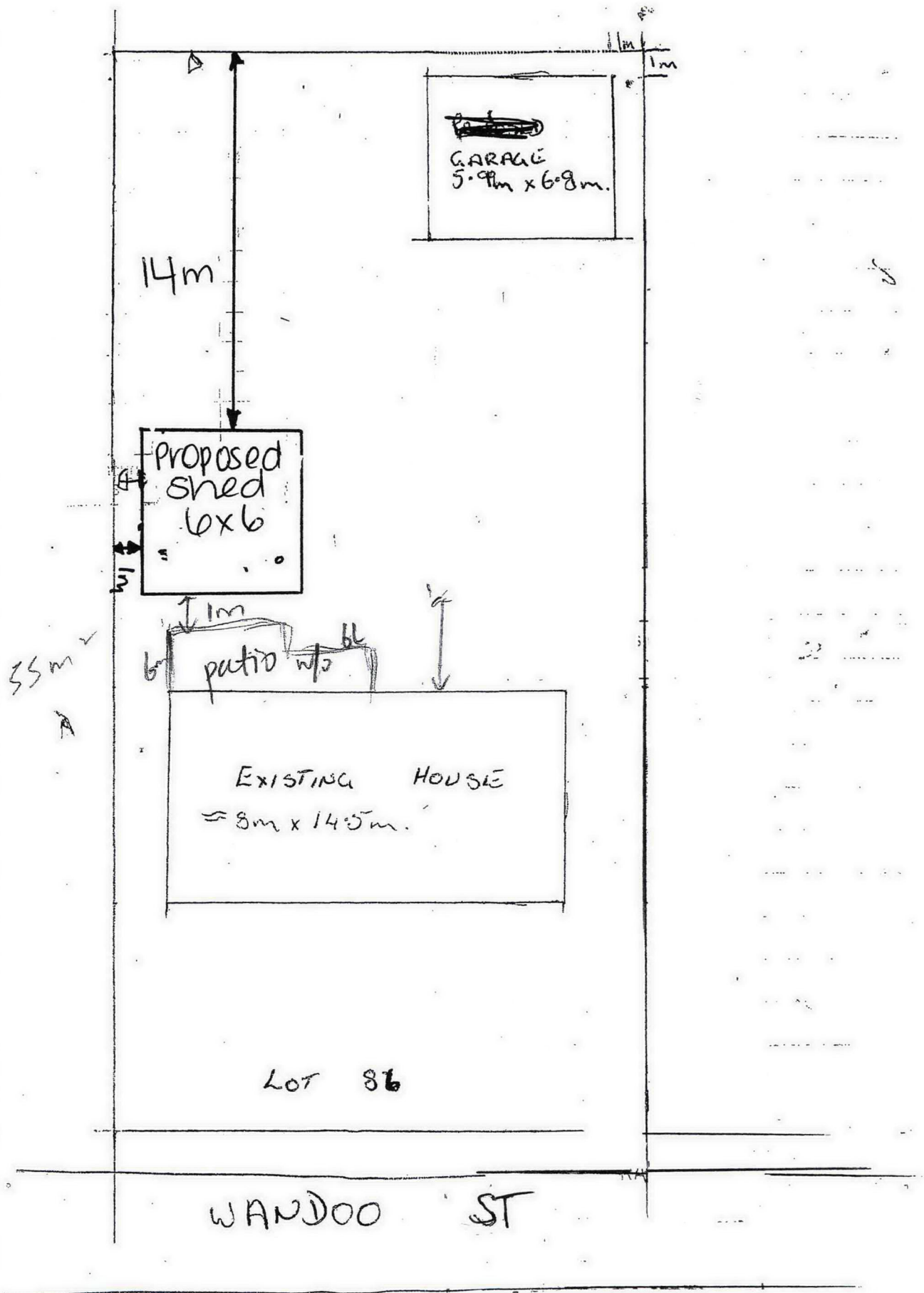
-  Bedrooms: **3**
-  Car spaces: **3**
-  Bathrooms: **1**
-  Land size: **805 m<sup>2</sup>**
-  Floor area: **-**
-  Property type: **House**
-  Year built: **1987**



GROUND PLAN SCALE 1:100











# Development Application Checklist

## Change of Use

The City is seeking to improve the effectiveness and efficiency of its Development Approvals process. One of the major contributing factors to delays in assessing planning applications is that the application does not contain sufficient information when originally lodged.

In an attempt to make this process as user friendly as possible, the City of Greater Geraldton asks that you read the following information and complete the easy to use checklist to ensure ALL requirements have been met **before the application is lodged**.

**Please note that incomplete applications may not be processed and may be returned to the applicant until such time as all details are provided.**

All applications are to be accompanied by:

- A completed application form signed by the owner of the land.
- Three (3) copies of completed scaled and dimensioned plans. Scale to be nominated on plans.
- Planning application fee (refer to Schedule of Fees and Charges).
- Written justification for any variations to the Scheme or Local Planning Policy requirements (if applicable).
- Covering letter outlining the general nature and details of the proposal.

**The plans are to include the following information. (Plans not drawn in ink, double sided plans or plans submitted on tracing paper will not be accepted)**

### 1.0 SITE PLAN (Scale of not less than 1:200)

- Street and lot number and street / road name.
- The location of all existing buildings, all other structures, car parking bays and location of landscaped areas.
- Any alterations to the building/s, car parking or site levels (ie. retaining).
- Access points: driveways and/or right of way access.
- Boundaries and lot dimensions.
- Setbacks to all boundaries.
- Details and location of any fencing.
- A schedule of material and finishes of ALL buildings, driveways, fences etc.
- The existing and proposed means of access and egress for pedestrians and vehicles (including bicycles) to and from the site.
- For proposals including partial demolition clearly show areas to be demolished.

**Note: With regard to any proposed demolition, if the subject property is contained within the City's Municipal Inventory compliance is required with the provisions of the City's 'Heritage Conservation and Development' local planning policy.**

**2.0 FLOOR PLAN (Scale 1:100 or 1:200)**

- Internal layout showing doors/windows etc and room names.
- Total floor area in square metres.
- Setbacks to all boundaries on all sides.

**3.0 ELEVATIONS (Scale 1:100 or 1:200)**

- All elevations are to be submitted with description / heading of each elevation (ie. north, south, east, west)
- Natural ground levels and proposed ground levels and finish floor levels relative to nominated datum point or AHD (where applicable).

**Note: Elevations are not required for a change of use application where there are no alterations or additions proposed to the external elevation.**

**4.0 OTHER**

In addition to the above the following information is also required:

- A written submission including details of the following:
  - Nature of the activity
  - Proposed hours and days of operation
  - Maximum expected number of employees at any one time
  - Maximum number of expected visitors/customers/clients at the premises at any given time
  - Any equipment to be used (include machines, amplifiers etc)

**NOTES:**

1. Prior to lodging an application it is suggested you review the City's Local Planning Schemes and the City's Local Planning Policies as they may contain information that affects your proposal. Please visit the City of Greater Geraldton website at [www.cgg.wa.gov.au](http://www.cgg.wa.gov.au) or contact Town Planning on (08) 9956 6900 should you have any specific enquiries.
2. Fees and Charges – to determine the application fee please refer to Town Planning Schedule of Fees and Charges, which can be viewed at the City of Greater Geraldton website at [www.cgg.wa.gov.au](http://www.cgg.wa.gov.au) or at the Civic Centre, Geraldton. Alternatively please contact Town Planning on (08) 9956 6900.
3. In addition to obtaining Development Approval additional approvals may be required from other government agencies under separate legislation. It is your responsibility to obtain any additional approvals required.
4. The City may request additional information or justification where this is required to enable an informed assessment of the proposal to be made.