



## Development 781/0071/2019

781/0071/2019 - Domestic outbuilding - Julian Kelsh - 36 Fredrick Drive, Streaky Bay

**Application Date** 7/11/2019

**Development Approval** 13/1/2020

**Appeal** No

**Applicant Details** Kelsh, Julian

**Assessment Number** 7834683006

**Builder** Woolford, Nathan

36 Fredrick Drive, Streaky Bay

**Development Description** Domestic Outbuilding

**Planning Lodged** 7/11/2019 **Planning Relevant Authority** District Council **Planning** Approved 17/12/2019

**Development Commencement Date**

**Referral**

**Development Completed Date**

**Building Lodged** 7/11/2019 **Building Relevant Authority** **Building** Approved 6/1/2019

**Referral**

**Concurrence** No

**Land Division Lodged**

**Division**

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

4. The outbuilding shall not be used or converted for use for human habitation.

Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.

5. The building has been approved as a private garage only and must not be used for any commercial retail or industrial purpose or activity, to ensure on going conformity with the development plan and zone criteria.

6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.

7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to

### Fees

Lodgement Fee: \$142.50  
Planning Fee: \$114.00  
Building Fee: \$276.48  
Total Fee: \$532.98



## Development 781/0048/2019

781/0048/2019 - Mark Dolling - Domestic outbuilding - Lot 12 Anastasia Avenue

Application Date 30/7/2019

Development Approval 23/1/2020

Appeal No

Applicant Details Dolling, Mark (Mr)

Assessment Number 7834458941

Builder

Lot 12 Anastasia Avenue

Development Description Domestic Outbuilding

Planning Lodged 30/7/2019 Planning Relevant Authority District Council Planning Approved 16/1/2020

Referral

Development Commencement Date

Development Completed Date

Building Lodged 30/7/2019 Building Relevant Authority Building Approved 21/1/2020

Referral

Concurrence No

Land Division Lodged Division

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal), with approved colours to complement the associated dwelling.
3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.
4. The shed shall not exceed the height allowable by the Land Management Agreement attached to the land.

### BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NUMBER 781/0048/2019

5. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
6. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
7. The structure has been classified as a Class 10A non-habitable outbuilding as defined by the Building Code of Australia and shall not be used for permanent human habitation.
8. Should a licensed builder or licensed sub-contractor be engaged to carry out work to the value of twelve thousand dollars (\$12,000) or more you are required to supply to the Council a Certificate of Indemnity Insurance prior to the commencement of construction.

### Fees

Lodgement - \$142.50  
Planning Fee - \$144.00  
Building Fee - \$175.68  
Total - \$432.18

**Development 781/0004/2020**

781/0004/2020 - Storage outbuilding - Streaky Bay Racing Club Inc. - 29614 Flinders Highway, Streaky Bay

**Application Date** 4/2/2020**Development Approval** 11/2/2020**Appeal** No**Applicant Details** Streaky Bay Racing Club Inc**Assessment Number** 7834652007**Builder** Frankie Male

29614 Flinders Highway, Streaky Bay

**Development Description** storage shed**Planning Lodged** 4/2/2020 **Planning Relevant Authority** District Council **Planning** Approved 4/2/2020**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 4/2/2020 **Building Relevant Authority** **Building** Approved 11/2/2020**Referral** **Concurrence** No**Land Division Lodged** **Division****Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site.
4. The building shall not be used or converted for use for human habitation.  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
5. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
6. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

**Fees**

**Development 781/0002/2020**

781/0002/2020 - Daniel Sawon - Attached verandah and carport - 54 Wells Street, Streaky Bay

**Application Date** 14/1/2020**Development Approval** 6/2/2020**Appeal** No**Applicant Details** Dan Sawon Sheds & Salvage**Assessment Number** 7830161008**Builder** Dan Sawon Sheds & Salvage

45 Wells Street

**Development Description** Carport and Verandah**Planning Lodged** 14/1/2020 **Planning Relevant Authority** District Council **Planning** Approved 4/2/2020**Referral****Building Lodged** 14/1/2020 **Building Relevant Authority** **Building** Approved 4/2/2020**Referral****Land Division Lodged****Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The external materials and finishes of the new building work shall match those of the existing building, to the reasonable satisfaction of the Council or its delegate.
3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.
4. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
5. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

**Fees**

Lodgement Fee:	\$142.50
Planning Fee:	\$41.75
Building Fee:	\$73.00
Total Fee:	\$257.25



## Development 781/0001/2020

781/0001/2020 - N Fermantzis & T Brown - Single Storey Dwelling - Lot 13 Wheaton Drive, Streaky Bay

**Application Date** 14/1/2020

**Development Approval** 11/2/2019

**Appeal** No

**Applicant Details** Fermantzis, Natasha

**Assessment Number** 7834436494

**Builder**

Lot 13 Wheaton Drive

**Development Description** Single Storey Dwelling

**Planning Lodged** 14/1/2020 **Planning Relevant Authority** District Council **Planning** Approved 4/2/2020

**Referral**

**Building Lodged** 14/1/2020 **Building Relevant Authority** **Building** Approved 11/2/2020

**Referral**

**Land Division Lodged**

**Division**

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Conditions of Approval

- The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
- The proposed buildings shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
- The outbuilding shall not be used or converted for use for human habitation.  
  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
- The outbuilding (shed) has been approved as a private garage only and must not be used for any commercial retail or industrial purpose or activity, to ensure on going conformity with the development plan and zone criteria.
- The driveway shall be constructed from an all-weather material and incorporate either
  - A loop road around the building
  - A turning area with a minimum radius of 12.5m
  - A 'T' or 'Y' shaped turning area with a minimum form length of 11 meters and a minimum internal radii of 9.5 metres
- The building must be connected to an approved waste water disposal system before it can be used for human habitation.

Prior to commencement of any plumbing work on site, approval to install a system must be sought and granted.

Development Regulations 2008, Regulation 77

- A dedicated water supply for firefighting purposes shall be provided in the form of a rainwater tank (s) having a minimum capacity of at least 5,000 litres.

### Fees

Lodgement Fee: \$142.50  
Planning Fee: \$150.00  
Building Fee: \$382.76

**Development 781/0001/2020**

781/0001/2020 - N Fermantzis &amp; T Brown - Single Storey Dwelling - Lot 13 Wheaton Drive, Streaky Bay

**Application Date** 14/1/2020**Development Approval** 11/2/2019**Applicant Details** Fermantzis, Natasha  
**Builder****Assessment Number** 7834436494  
Lot 13 Wheaton Drive**Appeal** No**Continued...**Septic Application Fee: \$239.00  
Total Fee: \$914.26

Relationship	Record Number	Registered	Created
Alternatively contains	R19/12568	31/7/2019 at 10:11 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/12565	31/7/2019 at 10:08 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/12562	31/7/2019 at 10:07 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/12559	31/7/2019 at 10:02 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/12566	31/7/2019 at 10:08 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/12560	31/7/2019 at 10:02 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/12564	31/7/2019 at 10:08 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/12561	31/7/2019 at 10:02 AM	30/7/2019 at 5:34 PM
Alternatively contains	R19/19449	10/12/2019 at 9:19 AM	27/11/2019 at 10:01 AM
Alternatively contains	R19/12582	31/7/2019 at 10:56 AM	31/7/2019 at 10:56 AM

**Development 781/0078/2019**

781/0078/2019 - Domestic outbuilding - Anthony Standley - Lot 1 Flinders Highway, Streaky Bay

**Application Date** 23/12/2019**Development Approval** 3/2/2020**Appeal** No**Applicant Details** Standley, Anthony  
**Builder** Georgiou, Christopher**Assessment Number** 7834667401  
Lot 1 Flinders Highway**Development Description** Domestic Outbuilding**Planning Lodged** 23/12/2019 **Planning Relevant Authority** District Council **Planning** Approved 23/1/2020  
**Referral****Building Lodged** 23/12/2019 **Building Relevant Authority** **Building** Approved 31/1/2020  
**Referral****Land Division Lodged** **Division****Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding shall not be used or converted for use for human habitation.  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
4. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site.
5. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
6. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
7. The structure has been classified as a Class 10A non-habitable outbuilding as defined by the Building Code of Australia and shall not be used for permanent human habitation.
8. Should a licensed builder or licensed sub-contractor be engaged to carry out work to the value of twelve thousand dollars (\$12,000) or more you are required to supply to the Council a Certificate of Indemnity Insurance prior to the commencement of construction.

**Fees**

Lodgement Fee:	\$142.50
Planning Fee:	\$114.00
Building Fee:	\$94.08
Total Fee:	\$350.58

**Development 781/0073/2019**

781/0073/2019 - Gefforey Kain - Carport - 40 Mudge Terrace, Streaky Bay

**Application Date** 12/11/2019**Development Approval** 13/2/2020**Appeal** No**Applicant Details** Kain, Geoffrey (Mr)**Assessment Number** 7831233624**Builder**

40 Mudge Terrace

**Development Description** Carport**Planning Lodged** 12/11/2019 **Planning Relevant Authority** District Council **Planning** Approved 17/12/2019**Referral****Building Lodged** 12/11/2019 **Building Relevant Authority** **Building** Approved 12/2/2020**Referral****Land Division Lodged** **Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), as per the submitted details.
3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.
4. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
5. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

**Fees**

Lodgement Fee:	\$67.00
Planning Fee:	\$41.75
Building Fee:	\$73.00
Total Fee:	\$181.75



**Development 781/0073/2019**

781/0073/2019 - Gefforey Kain - Carport - 40 Mudge Terrace, Streaky Bay

**Application Date** 12/11/2019**Development Approval** 13/2/2020**Appeal** No**Applicant Details** Kain, Geoffrey (Mr)  
**Builder****Assessment Number** 7831233624  
40 Mudge Terrace**Continued...**



## Development 781/0055/2019

781/0055/2019 - District Council of Streaky Bay - Upgrade and replacement of Moore's Boat Ramp - Section 374  
Cape Bauer Road, Streaky Bay

### Applicant Details

**Builder**

**Assessment Number** 7834595006

Sec 374 Cape Bauer Road

**Application Date** 3/9/2019

**Development Approval** 19/2/2020

**Appeal** No

**Development Description** Upgrade of existing boat ramp

**Planning Lodged** 3/9/2019 **Planning Relevant Authority** District Council **Planning** Approved 6/2/2020

**Referral**

**Building Lodged** 3/9/2019 **Building Relevant Authority** **Building** Approved 18/2/2020

**Referral**

**Land Division Lodged**

**Division**

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.

### Fees

Relationship	Record Number	Registered	Created
Related to	F19/480	21/8/2019 at 5:05 PM	21/8/2019 at 5:02 PM



## Development 781/0015/2020

781/0015/2020 - Jake McEvoy - Domestic Outbuilding - 26 Montgomerie Terrace, Streaky Bay

Application Date 23/3/2020

Development Approval 31/3/2020

Appeal No

Applicant Details McEvoy, Jake (Mr)

Assessment Number 7830316006

Builder

26 Montgomerie Terrace

Development Description Domestic Outbuilding

Planning Lodged 23/3/2020 Planning Relevant Authority District Council Planning Approved 26/3/2020

Referral

Development Commencement Date

Development Completed Date

Building Lodged 23/3/2020 Building Relevant Authority Building Approved 31/3/2020

Referral

Concurrence No

Land Division Lodged Division

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding shall not be used or converted for use for human habitation.  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
4. The building has been approved as a private garage only and must not be used for any commercial retail or industrial purpose or activity, to ensure on going conformity with the development plan and zone criteria.
5. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.
6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
8. The structure has been classified as a Class 10A non-habitable outbuilding as defined by the Building Code of Australia and shall not be used for permanent human habitation.

### Fees

Lodgement Fee: \$142.50  
Planning Fee: \$41.75  
Building Fee: \$103.68  
Total Fee: \$287.93

**Development 781/0012/2020**

781/0012/2020 - Aaron Johnston - Carport - Lot 17 Wheaton Drive, Streaky Bay

**Application Date** 2/3/2020**Development Approval** 31/3/2020**Appeal** No**Applicant Details** Johnston, Aaron (Mr)**Assessment Number** 7834436443**Builder** Johnston, Aaron (Mr)

Lot 17 Wheaton Drive, Streaky Bay

**Development Description** Attached carport**Planning Lodged** 2/3/2020 **Planning Relevant Authority** District Council **Planning** Approved 26/3/2020**Referral****Building Lodged** 2/3/2020 **Building Relevant Authority** **Building** Approved 31/3/2020**Referral****Land Division Lodged** **Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The external materials and finishes of the new building work shall match those of the existing building, to the reasonable satisfaction of the Council or its delegate.
3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

4. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
5. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
6. Ensure any required facia strengthening is carried out before the attachment of the proposed verandah.

**Fees**

Lodgement Fee:	\$142.50
Planning Fee:	\$41.75
Building Fee:	\$76.80
Total Fee:	\$261.05



## Development 781/0011/2020

781/0011/2020 - District Council of Streaky Bay - Niche Wall - Lot 202 Yanerbie Road, Streaky Bay

**Application Date** 27/2/2020

**Development Approval** 4/3/2020

**Appeal** No

**Applicant Details**

**Assessment Number** 783075000

**Builder**

Lot 202 Yanerbie Road, Streaky Bay

**Development Description** Niche Wall

**Planning Lodged** 27/2/2020 **Planning Relevant Authority** District Council **Planning** Approved 28/2/2020

**Referral**

**Building Lodged** 27/2/2020 **Building Relevant Authority** **Building** Approved 3/3/2020

**Referral**

**Land Division Lodged**

**Division**

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The structure shall be constructed in accordance with the plan and design for the relevant wind speed and shall be securely tied down to the footings.

**Fees**



## Development 781/0008/2020

781/0008/2020 - Dom Carcuro - Domestic Outbuilding - 91 Woodlawn Road, Streaky Bay

**Application Date** 20/2/2020

**Development Approval** 16/3/2020

**Appeal** No

**Applicant Details** Carcuro, Dom

**Assessment Number** 7834459004

**Builder** Carcuro, Dom

91 Woodlawn Road, Streaky Bay

**Development Description** Domestic Outbuilding

**Planning Lodged** 20/2/2020 **Planning Relevant Authority** District Council **Planning** Approved 4/3/2020

**Referral**

**Building Lodged** 20/2/2020 **Building Relevant Authority** **Building** Approved 9/3/2020

**Referral**

**Land Division Lodged**

**Division**

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding shall not be used or converted for use for human habitation.  
  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
4. The building has been approved as a private garage only and must not be used for any commercial retail or industrial purpose or activity, to ensure on going conformity with the development plan and zone criteria.
5. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

### Fees

Lodgement Fee:	\$142.50
Planning Fee:	\$114.00
Building Fee:	\$88.90
Total Fee:	\$345.40



## Development 781/0005/2020

781/0005/2020 - John Malane - Dwelling - 10 Whytwater Drive, Fishermans Paradise

Application Date 13/2/2020

Development Approval 5/3/2020

Appeal No

Applicant Details Malane, John (Mr)

Assessment Number 7833158007

Builder Malane, John (Mr)

10 Whytwater Drive, Fishermans Paradise

### Development Description Dwelling

Planning Lodged 13/2/2020 Planning Relevant Authority District Council Planning Approved 16/2/2019

### Referral

Building Lodged 13/2/2020 Building Relevant Authority Building Approved 3/3/2020

### Referral

Land Division Lodged Division

Development Commencement Date

Development Completed Date

Concurrence No

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The building must be connected to an approved waste water disposal system before it can be used for human habitation. Prior to commencement of any plumbing work on site, approval to install a system must be sought and granted. Development Regulations 2008, Regulation 77
4. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

5. The dwelling shall be provided with a water supply independent of mains reticulation available at all times for fire-fighting which:

- I. Is located adjacent to the building or in another convenient location on the allotment
- II. Is clearly identified and accessible to fire fighting vehicles; and
- III. Comprises a minimum of 5,000 litres.

6. All water flowing from the roof or roofs of the building, shall be disposed of from the subject site to the Council drainage system in a manner which meets the requirements of the Building Code of Australia for the building approved as part of this consent to avoid:

### Fees

Lodgement Fee: \$142.50  
Planning Fee: \$114.00  
Building Fee: \$278.82  
Total Fee: \$535.32



## Development 781/0013/2020

781/0013/2020 - Domestic Outbuilding - Chris Saunders - Domestic Outbuilding

Application Date 16/3/2020

Development Approval 2/4/2020

Appeal No

### Applicant Details

Saunders, Chris (Mr)

Assessment Number 7830683009

### Builder

24 Centenary Road

### Development Description Domestic Outbuilding

**Planning Lodged** 16/3/2020 **Planning Relevant Authority** District Council **Planning** Approved 31/3/2020

### Referral

**Building Lodged** 16/3/2020 **Building Relevant Authority** **Building** Approved 31/3/2020

### Referral

### Land Division Lodged

### Division

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding shall not be used or converted for use for human habitation.  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
4. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.
5. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
6. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
7. The structure has been classified as a Class 10A non-habitable outbuilding as defined by the Building Code of Australia and shall not be used for permanent human habitation.
8. Should a licensed builder or licensed sub-contractor be engaged to carry out work to the value of twelve thousand dollars (\$12,000) or more you are required to supply to the Council a Certificate of Indemnity Insurance prior to the commencement of construction.

### Fees

Lodgement Fee:	\$142.50
Planning Fee:	\$41.75
Building Fee:	\$91.12
Total Fee:	\$275.37



**Development 781/0007/2020**

781/0007/2020 - AA Trezona &amp; Son Pty Ltd - Farm Building (storage shed) - 848 Finlayson Road, Petina

**Application Date** 20/2/2020**Development Approval****Appeal** No**Applicant Details** AA Trezona and Son Pty Ltd**Assessment Number** 7834136002**Builder** Frankie Male

848 Finlayson Road, Petina

**Development Description** Farm building**Planning Lodged** 20/2/2020 **Planning Relevant Authority** District Council **Planning** Approved 1/4/2020**Referral****Building Lodged** 20/2/2020 **Building Relevant Authority** **Building** Approved 1/4/2020**Referral****Land Division Lodged****Division****Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.

2. The outbuilding shall not be used or converted for use for human habitation.

Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.

3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:

- a. the collection of roof run-off in rainwater tanks
- b. the use of rainwater for domestic purposes
- c. the direction of surplus roof run-off onto garden areas
- d. the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

4. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.

5. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

**Fees**

Lodgement Fee: \$142.50  
Planning Fee: \$114.00  
Building Fee: \$923.40  
Total Fee:

**Development 781/0007/2020**

781/0007/2020 - AA Trezona &amp; Son Pty Ltd - Farm Building (storage shed) - 848 Finlayson Road, Petina

**Application Date** 20/2/2020**Development Approval****Applicant Details**

AA Trezona and Son Pty Ltd

**Assessment Number** 7834136002**Appeal** No**Builder**

Frankie Male

848 Finlayson Road, Petina

**Continued...**

\$1,179.90



## Development 781/0075/2019

781/0075/2019 - Spanlift Australia Pty Ltd - Curved shelter for sheep cover - 171 Woorong Boolong Road, Port Kenny

**Applicant Details** Spanlift Australia Pty Ltd  
**Builder** Spanlift Australia Pty Ltd

**Assessment Number** 7834861001  
171 Woorong Boolong Road, Port Kenny

**Application Date** 28/11/2019

**Development Approval** 20/4/2020

**Appeal** No

**Development Description** Farm Building, shelter shed

**Planning Lodged** 28/11/2019 **Planning Relevant Authority** District Council **Planning** Approved 7/1/2019

**Referral**

**Building Lodged** 28/11/2019 **Building Relevant Authority** Private Certifier **Building** Approved 6/3/2020

**Referral**

**Land Division Lodged**

**Division**

**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land.
3. The development shall be undertaken in accordance with the Council approved Development Plan Consent plans and conditions subject only to the variations specified in the Schedule 22A – Certificate of Consistency.

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Fees

Lodgement Fee: \$142.50  
Planning Fee: \$137.50  
Staged Consent Fee: \$67.00  
Total Fee: \$347.00

**Development 781/0028/2020**

781/0028/2020 - Solar Panels - Hankins Electrical - 2/10 Alfred Terrace, Streaky Bay

**Application Date** 13/5/2020**Development Approval** 26/5/2020**Appeal** No**Applicant Details** Hankins Electrical**Assessment Number****Builder** Hankins Electrical

2/10 Alfred Terrace

**Development Description** Solar panels**Planning Lodged** 13/5/2020 **Planning Relevant Authority** District Council **Planning** Approved 19/5/2020**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 13/5/2020 **Building Relevant Authority** **Building** Approved 26/5/2020**Referral****Concurrence** No**Land Division Lodged****Division****Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the roof frame.
3. Ensure any required roof strengthening is carried out before the attachment of the proposed solar panels.

**Fees**

Relationship	Record Number	Registered	Created
Related to	781/25/20	13/5/2020 at 3:23 PM	13/5/2020 at 3:16 PM



## Development 781/0028/2020

781/0028/2020 - Solar Panels - Hankins Electrical - 2/10 Alfred Terrace, Streaky Bay

**Application Date** 13/5/2020

**Development Approval** 26/5/2020

**Appeal** No

**Applicant Details** Hankins Electrical

**Assessment Number**

**Builder** Hankins Electrical

2/10 Alfred Terrace

### Continued...

Alternatively contains	R20/8389	13/5/2020 at 3:28 PM	13/5/2020 at 2:49 PM
Alternatively contains	R20/8387	13/5/2020 at 3:27 PM	13/5/2020 at 2:33 PM
Alternatively contains	R20/8386	13/5/2020 at 3:26 PM	13/5/2020 at 2:33 PM

**Development 781/0025/2020**

781/0025/2020 - Solar Panels - Hankins Electrical - 1/10 Alfred Terrace, Streaky Bay

**Application Date** 13/5/2020**Development Approval** 26/5/2020**Appeal** No**Applicant Details** Hankins Electrical**Assessment Number** 7830033559**Builder** Hankins Electrical

10 Alfred terrace, Streaky Bay

**Development Description** Solar Panels**Planning Lodged** 13/5/2020 **Planning Relevant Authority** District Council **Planning** Approved 19/5/2020**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 13/5/2020 **Building Relevant Authority** **Building** Approved 23/5/2020**Referral****Concurrence** No**Land Division Lodged****Division****Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the roof frame.
3. Ensure any required roof strengthening is carried out before the attachment of the proposed solar panels.

**Fees**

Relationship	Record Number	Registered	Created
Related to	781/28/20	19/5/2020 at 11:32 AM	19/5/2020 at 11:30 AM



## Development 781/0025/2020

781/0025/2020 - Solar Panels - Hankins Electrical - 1/10 Alfred Terrace, Streaky Bay

**Application Date** 13/5/2020

**Development Approval** 26/5/2020

**Applicant Details** Hankins Electrical

**Assessment Number** 7830033559

**Appeal** No

**Builder** Hankins Electrical

10 Alfred terrace, Streaky Bay

### Continued...

Alternatively contains R20/9093

26/5/2020 at 4:41 PM

23/5/2020 at 1:32 PM



## Development 781/0024/2020

781/0024/2020 - Christopher Georgiou - Alterations and additions to domestic outbuilding - 15 Park Avenue, Streaky Bay

**Applicant Details** Georgiou, Christopher  
**Builder** Georgiou, Christopher

**Assessment Number** 7830545001  
15 Park Avenue, Streaky Bay

**Application Date** 13/5/2020

**Development Approval** 27/5/2020

**Appeal** No

**Development Description** alterations to existing outbuilding

**Planning Lodged** 13/5/2020 **Planning Relevant Authority** District Council **Planning** Approved 13/5/2020

**Referral**

**Building Lodged** 13/5/2020 **Building Relevant Authority** **Building** Approved 24/5/2020

**Referral**

**Land Division Lodged** **Division**

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The external materials and finishes of the new building work shall match those of the existing building, to the reasonable satisfaction of the Council or its delegate.
3. The outbuilding shall not be used or converted for use for human habitation.

Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.

4. The building has been approved as a private garage only and must not be used for any commercial retail or industrial purpose or activity, to ensure on going conformity with the development plan and zone criteria.

5. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:

- a. the collection of roof run-off in rainwater tanks
- b. the use of rainwater for domestic purposes
- c. the direction of surplus roof run-off onto garden areas
- d. the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

### Fees





## Development 781/0021/2020

781/0021/2020 - Private Museum (domestic outbuilding) - Peter Vowles - Lot 22, 141 Little Islands Road, Streaky Bay

**Applicant Details** Vowles, Peter (Mr)

**Builder** Vowles, Peter (Mr)

**Assessment Number** 7834677001

141 Little Islands Road

**Application Date** 28/4/2020

**Development Approval** 22/5/2020

**Appeal** No

**Development Description** Domestic Outbuilding

**Planning Lodged** 28/4/2020 **Planning Relevant Authority** District Council **Planning** Approved 21/5/2020

**Referral**

**Building Lodged** 28/4/2020 **Building Relevant Authority** District Council **Building** Approved 21/5/2020

**Referral**

**Land Division Lodged**

**Division**

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
3. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
4. The outbuilding shall not be used or converted for use for human habitation.  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
5. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

### Coast Protection Board Conditions

6. Any landscaping associated with this development shall consist of local native coastal species, to improve coastal biodiversity, minimise the spread of exotic plants on the coast, and for effective stabilisation of the landform. The Eyre Peninsula Natural Resource Centre could be contacted if Council requires expert advice including the development of a suitable species list.
7. Any imported substrate material or engineered fill shall be free of weeds and pathogens to ensure that noxious weed or contamination sources are not introduced into the coastal environment.
8. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
9. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

### Fees



## Development 781/0019/2020

781/0019/2020 - Mark Galliver - 2 storey detached dwelling with associated outbuilding - Sec 304 Flinders Highway, Streaky Bay

**Applicant Details** Galliver, Mark (Mr)

**Builder**

**Application Date** 23/4/2020

**Development Approval** 28/5/2020

**Appeal** No

**Assessment Number** 7834554001

Sec 304 Flinders Highway, Streaky Bay

**Development Description** Two storey dwelling with outbuilding

**Planning Lodged** 23/4/2020 **Planning Relevant Authority** District Council **Planning** Approved 27/4/2020

**Referral**

**Building Lodged** 23/4/2020 **Building Relevant Authority** **Building** Approved 28/5/2020

**Referral**

**Land Division Lodged**

**Division**

**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The outbuilding (Shed) has been approved in association with a dwelling, should the dwelling not be constructed the shed will not have a valid approval and will need to be removed.
3. The outbuilding shall not be used or converted for use for human habitation.  
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
4. The outbuilding must not be used for any commercial retail or industrial purpose or activity, to ensure on going conformity with the development plan and zone criteria.
5. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site.
6. The dwelling shall be provided with a water supply independent of mains reticulation available at all times for fire-fighting which:
  - I. Is located adjacent to the building or in another convenient location on the allotment
  - II. Is clearly identified and accessible to fire fighting vehicles; and
  - III. Comprises a minimum of 5,000 litres.
7. The driveway shall be constructed from an all-weather material and incorporate either
  - A loop road around the building
  - A turning area with a minimum radius of 12.5m
  - A 'T' or 'Y' shaped turning area with a minimum form length of 11 meters and a minimum internal radii of 9.5 metres

**Fees**

**Development 781/0029/2020**

781/0029/2020 - Jason McEvoy - Industrial Shed - 2 Redding Road, Streaky Bay

**Application Date** 27/5/2020**Development Approval** 23/6/2020**Appeal** No**Applicant Details** McEvoy, Jason  
**Builder** Construction, Quigley**Assessment Number** 7830593003  
2 Redding Road, Streaky Bay**Development Description** industrial Shed**Planning Lodged** 27/5/2020 **Planning Relevant Authority** District Council **Planning** Approved 11/6/2020**Referral****Building Lodged** 27/5/2020 **Building Relevant Authority** **Building** Approved 17/6/2020**Referral****Land Division Lodged****Division****Conditions of Approval**

1. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
2. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

**Development Commencement Date****Development Completed Date****Concurrence** No**Fees**

Lodgement Fee:	\$142.50
Planning Fee:	\$114.00
Building Fee:	\$256.50
Total Fee:	\$513.00



## Development 781/0009/2020

781/0009/2020 - Joel Murphy - Domestic Outbuilding - Lot 10 Wheaton Drive, Streaky Bay

Application Date 20/2/2020

Development Approval 2/6/2020

Appeal No

**Applicant Details** Murphy, Joel  
**Builder** Dan Sawon Sheds & Salvage

**Assessment Number** 7834436531  
Lot 10 Wheaton Drive

**Development Description** Domestic Outbuilding

**Planning Lodged** 20/2/2020 **Planning Relevant Authority** District Council **Planning** Approved 1/4/2019  
**Referral**

**Building Lodged** 20/2/2020 **Building Relevant Authority** **Building** Approved 1/6/2020  
**Referral**

**Land Division Lodged** **Division**

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The building shall not be used or converted for use for human habitation.

Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.

4. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
  - a. the collection of roof run-off in rainwater tanks
  - b. the use of rainwater for domestic purposes
  - c. the direction of surplus roof run-off onto garden areas
  - d. the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

1. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.

### Fees

Lodgement Fee: \$142.50  
Planning Fee: \$114.00  
Building Fee: \$129.60  
Building Fee: \$255.15

**Development 781/0006/2020**

781/0006/2020 - Dwelling - Sandra Mc Elligott - 15 Fredrick Drive, Streaky Bay

**Application Date** 17/2/2020**Development Approval** 16/6/2020**Appeal** No**Applicant Details** McElligott, Sandra**Assessment Number** 7834695007**Builder** Carcuro, Dom

15 Fredrick Drive

**Development Description** Dwelling**Planning Lodged** 17/2/2020 **Planning Relevant Authority** District Council **Planning** Approved 16/6/2020**Referral****Building Lodged** 17/2/2020 **Building Relevant Authority** **Building** Approved 18/5/2020**Referral****Land Division Lodged****Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be undertaken in accordance with plans submitted to Council and subsequently modified in a letter received by Council on 1 June which notes that the laundry and kitchen in the existing dwelling will be decommissioned at the conclusion of construction of the new dwelling on the site.
2. Within 2 weeks of the time the dwelling herein approval is occupied, Council shall be notified at which time an inspection of the property will be undertaken to ensure compliance with conditions related to the use of the existing building as a residential outbuilding.
3. Written evidence shall be provided in the form of a letter or suitable documentation prepared by the builder, that works to decommission the existing dwelling on the land have been undertaken within 2 weeks of occupation of the dwelling herein approved.
4. The dwelling to be converted to a residential outbuilding shall not be modified or otherwise adapted to become a self-contained residence without the further consent of the Council.
5. All water flowing from the roof or roofs of the building, shall be disposed of from the subject site to the Council drainage system in a manner which meets the requirements of the Building Code of Australia for the building approved as part of this consent to avoid:
  - external moisture or water into the building; and
  - affecting the stability of the building; and
  - creating an unhealthy or dangerous condition; and
  - running onto or over land of an adjoining land or building.

Stormwater shall be diverted away from the building, shall not be permitted to run onto adjoining land, except for stormwater following the existing drainage pattern of rainwater naturally falling on the allotment.

6. The structures shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.

7. The owner of the land on which domestic building work is to be performed must ensure that a copy of a certificate of indemnity insurance in accordance with the Building Work Contractors Act in relation to that work is lodged with the Council prior to the commencement of work. This applies where the contract is valued at \$12,000 or more, and you engage a licensed Building work Contractor.

**Fees**

Lodgement Fee: \$142.50  
Planning Fee: \$375.00  
Building Fee: \$563.48  
Total Fee:



## Development 781/0006/2020

781/0006/2020 - Dwelling - Sandra Mc Elligott - 15 Fredrick Drive, Streaky Bay

**Application Date** 17/2/2020

**Development Approval** 16/6/2020

**Appeal** No

**Applicant Details** McElligott, Sandra

**Assessment Number** 7834695007

**Builder** Carcuro, Dom

15 Fredrick Drive

**Continued...**

\$1,080.98

**Development 781/0023/2020**

781/0023/2020 - Poochera Sporting Complex - New change rooms - 47 Emerald Rise Road, Poochera 5680

**Application Date** 4/5/2020**Development Approval** 2/7/2020**Appeal** No**Applicant Details** Poochera Sports Complex Inc**Assessment Number** 7834295003**Builder**

47 Emerald Rise Road

**Development Description** Change rooms**Planning Lodged** 4/5/2020 **Planning Relevant Authority** District Council **Planning** Approved 7/5/2020**Referral****Building Lodged** **Building Relevant Authority** **Building** Approved 30/6/2020**Referral****Land Division Lodged** **Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The external materials and finishes of the new building work shall match those of the existing buildings, to the reasonable satisfaction of the Council or its delegate.  
Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

**BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NUMBER 781/0023/2020**

3. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
4. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

**Fees**



## Development 781/0018/2020

781/0018/2020 - Single storey detached dwelling - Abitare Pty Ltd - Lot 3, 39 Flinders Drive, Streaky Bay

**Application Date** 21/4/2020

**Development Approval** 21/7/2020

**Appeal** No

**Applicant Details** Abitare Pty Ltd

**Assessment Number** 783037525\*

**Builder**

Lot 3, 39 Flinders Drive, Streaky Bay

**Development Description** Single storey detached dwelling

**Planning Lodged** 21/4/2020 **Planning Relevant Authority** District Council **Planning** Approved 30/4/2020

**Referral**

**Development Commencement Date**

**Development Completed Date**

**Building Lodged** 20/7/2020 **Building Relevant Authority** Private Certifier **Building** Approved 15/7/2020

**Referral**

**Concurrence** No

**Land Division Lodged**

**Division**

### Conditions of Approval

- The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
- The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
- The building must be connected to the Streaky Bay Communal Waste Water Management System (CWMS) before it can be used for human habitation.

Prior to commencement of any plumbing work on site, approval to install a system must be sought and granted.

Development Regulations 2008, Regulation 77

- All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:

- the collection of roof run-off in rainwater tanks
- the use of rainwater for domestic purposes
- the direction of surplus roof run-off onto garden areas
- the design of paved areas so that storm water is directed onto garden areas.

In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.

- The proposed dwelling will not exceed the heights outlined within the Land Management Agreement attached to the Certificate of Title.

- Certificate of insurance The owner of the land on which the domestic building work is to be performed by a building work contractor must ensure that a certificate of insurance (building indemnity insurance policy required under Division 3 of Part 5 of the Building Work Contractors Act 1995), in relation to that work, is lodged with the Council on or before giving notice of

### Fees

Lodgement Fee: \$142.50  
 Planning Fee: \$375.00  
 Staged Consent Fee: \$67.00





## Development 781/0026/2020

781/0026/2020 - Chad Kirby - Facia signs - Bay Road, Streaky Bay

**Applicant Details** Kirby, Chad  
**Builder**

**Assessment Number** 7830165009  
9 Bay Road

**Application Date**

**Development Approval** 23/7/2020

**Appeal** No

**Development Description** Facia Signs

**Planning Lodged** 15/5/2020 **Planning Relevant Authority** District Council **Planning** Approved  
**Referral**

**Building Lodged** 15/5/2020 **Building Relevant Authority** **Building** Approved 21/7/2020  
**Referral**

**Land Division Lodged** **Division**

### Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. Only advertisements relating to the good and services available on the subject land shall be constructed on the site.
3. To maintain the residential amenity of the locality, illuminated signs should not be of a light intensity to cause light spill or detract motorists.
4. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the roof frame.
5. Ensure any required roof or facia strengthening is carried out before the attachment of the signs

**Development Commencement Date**

**Development Completed Date**

**Concurrence** No

### Fees



## Development 781/0031/2020

781/0031/2020 - Martin Heysen - Farm building - Lot 101 Sceale Bay Road, Streaky Bay

Application Date 10/6/2020

Development Approval 23/7/2020

Appeal No

Applicant Details Heysen, Martin  
Builder

Assessment Number 7834563004  
Lot 101 Sceale Bay Road

Development Description Farm Building

Planning Lodged 10/6/2020 Planning Relevant Authority District Council Planning Approved 21/7/2020

Referral

Building Lodged 10/6/2020 Building Relevant Authority Building Approved 23/7/2020

Referral

Land Division Lodged

Division

Development Commencement Date

Development Completed Date

Concurrence No

### Conditions of Approval

1. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed and shall be securely braced and tied down to the footings.
2. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system

### Fees

Lodgement Fee: \$142.50  
Planning Fee: \$114.00  
Building Fee: \$538.65  
Total Fee: \$795.15