

2/9/2016 9:03 AM

STREAKYBAY\rob

District Council of Streaky Bay

Development Register January 2016



| | | | | | |
|---------------------------------|---|---|------------|-------------------------------|------------|
| Application Number: | 781/0001/2016 | Application Date: | 08/01/2016 | Referrals/Concurrence: | |
| Assessment Number: | 783065110 | Planning Lodged: | | Planning Consent: | 14/01/2016 |
| Applicant Details: | Roe, Renee 32 Dodgson DR STREAKY BAY SA 5680 Australia | Building Lodged: | | Building Consent: | 18/01/2016 |
| Builder: | Roe, Renee | Land Div Lodged: | | Land Div Consent: | |
| | | Appeal Lodged: | | Development Approval: | 18/01/2016 |
| Property Address: | 28B DODGSON DR STREAKY BAY SA 5680 Australia | Development Commenced: | | Development Completed: | |
| Development Description: | Verandah Attached to an existing dwelling | Application Fees: | | | |
| | | Lodgement Fee D/Cost > \$5000 \$128.00 | | | |
| | | Development Plan Assessment Fee (if the development cost does not exceed \$10000) \$37.50 | | | |
| | | Building Rules Fee (Minimum Fee) \$59.55 | | | |
| Relevant Authority: | | | | | |

2/9/2016 9:03 AM

STREAKYBAY\rob

District Council of Streaky Bay

Development Register January 2016



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|---------------------------------|--|---|------------|-------------------------------|------------|
| Application Number: | 781/0004/2016 | Application Date: | 15/01/2016 | Referrals/Concurrence: | |
| Assessment Number: | 783064400 | Planning Lodged: | | Planning Consent: | |
| Applicant Details: | Elliott, Renee PO BOX 224 STREAKY BAY SA 5680 Australia | Building Lodged: | | Building Consent: | |
| Builder: | Elliott, Renee | Land Div Lodged: | | Land Div Consent: | |
| | | Appeal Lodged: | | Development Approval: | 20/01/2016 |
| Property Address: | 2 BELLENGER WAY STREAKY BAY SA 5680 Australia | Development Commenced: | | Development Completed: | |
| Development Description: | Domestic Outbuilding (shed) | Application Fees: | | | |
| | | Lodgement Fee D/Cost > \$5000 \$128.00 | | | |
| | | Development Plan Assessment Fee (if the development cost exceeds \$10000 but does not exceed \$100000) \$103.00 | | | |
| | | Class 10a m2 x \$0.84 \$158.97 | | | |
| Relevant Authority: | | | | | |

District Council of Streaky Bay

Development Register January 2016



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|---|---|---|------------|-------------------------------|------------|-------------------------------|----------|---|---------|----------------------------------|---------|
| Application Number: | 781/0097/2015 | Application Date: | 03/12/2015 | Referrals/Concurrence: | | | | | | | |
| Assessment Number: | 783045300 | Planning Lodged: | | Planning Consent: | 22/12/2015 | | | | | | |
| Applicant Details: | Guidera, Darren PO BOX 382 STREAKY BAY SA 5680 Australia | Building Lodged: | | Building Consent: | | | | | | | |
| Builder: | Guidera, Darren | Land Div Lodged: | | Land Div Consent: | | | | | | | |
| | | Appeal Lodged: | | Development Approval: | 20/01/2016 | | | | | | |
| Property Address: | 5 MUDGE TCE STREAKY BAY SA 5680 Australia | Development Commenced: | | Development Completed: | | | | | | | |
| Development Description: | Additions to Carwash facility including (additional Wash bay and signage) | Application Fees: | | | | | | | | | |
| | | <table border="1"> <tr> <td>Lodgement Fee D/Cost > \$5000</td> <td>\$128.00</td> </tr> <tr> <td>Development Plan Assessment Fee (if the development cost does not exceed \$10000)</td> <td>\$37.50</td> </tr> <tr> <td>Building Rules Fee (Minimum Fee)</td> <td>\$59.55</td> </tr> </table> | | | | Lodgement Fee D/Cost > \$5000 | \$128.00 | Development Plan Assessment Fee (if the development cost does not exceed \$10000) | \$37.50 | Building Rules Fee (Minimum Fee) | \$59.55 |
| Lodgement Fee D/Cost > \$5000 | \$128.00 | | | | | | | | | | |
| Development Plan Assessment Fee (if the development cost does not exceed \$10000) | \$37.50 | | | | | | | | | | |
| Building Rules Fee (Minimum Fee) | \$59.55 | | | | | | | | | | |
| Relevant Authority: | | | | | | | | | | | |

District Council of Streaky Bay

Development Register January 2016



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|--|------------------------------------|------------------------------------|---|-------------------------------|--|------------------------------------|-------------------------------|------------------------------------|--|--------------------------|----------------------------------|-------------------------|--|-------------------------|--|-------------------------|--|-----------------------|--|---|-------------------------------|--|--------------------------|------------|--------------------------|------------|--------------------------|--|------------------------------|------------|
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Application Number:</td> <td>781/0100/2015</td> </tr> <tr> <td>Assessment Number:</td> <td>783467700</td> </tr> <tr> <td>Applicant Details:</td> <td>Vowles, Peter Tyley & Valerie Roma</td> </tr> <tr> <td>Builder:</td> <td>Vowles, Peter Tyley & Valerie Roma</td> </tr> </table> | Application Number: | 781/0100/2015 | Assessment Number: | 783467700 | Applicant Details: | Vowles, Peter Tyley & Valerie Roma | Builder: | Vowles, Peter Tyley & Valerie Roma | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Application Date:</td> <td>14/12/2015</td> </tr> <tr> <td>Planning Lodged:</td> <td></td> </tr> <tr> <td>Building Lodged:</td> <td></td> </tr> <tr> <td>Land Div Lodged:</td> <td></td> </tr> <tr> <td>Appeal Lodged:</td> <td></td> </tr> </table> | Application Date: | 14/12/2015 | Planning Lodged: | | Building Lodged: | | Land Div Lodged: | | Appeal Lodged: | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Referrals/Concurrence:</td> <td></td> </tr> <tr> <td>Planning Consent:</td> <td>14/01/2016</td> </tr> <tr> <td>Building Consent:</td> <td>18/01/2016</td> </tr> <tr> <td>Land Div Consent:</td> <td></td> </tr> <tr> <td>Development Approval:</td> <td>18/01/2016</td> </tr> </table> | Referrals/Concurrence: | | Planning Consent: | 14/01/2016 | Building Consent: | 18/01/2016 | Land Div Consent: | | Development Approval: | 18/01/2016 |
| Application Number: | 781/0100/2015 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment Number: | 783467700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Applicant Details: | Vowles, Peter Tyley & Valerie Roma | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Builder: | Vowles, Peter Tyley & Valerie Roma | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Application Date: | 14/12/2015 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Lodged: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Lodged: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Div Lodged: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Appeal Lodged: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Referrals/Concurrence: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Planning Consent: | 14/01/2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Consent: | 18/01/2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Land Div Consent: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Approval: | 18/01/2016 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Property Address:</td> <td>CT5800245 LT 22 - D49471 HD SCOTT.</td> </tr> </table> | Property Address: | CT5800245 LT 22 - D49471 HD SCOTT. | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100%;">Development Commenced:</td> </tr> </table> | Development Commenced: | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100%;">Development Completed:</td> </tr> </table> | Development Completed: | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Address: | CT5800245 LT 22 - D49471 HD SCOTT. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Commenced: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Completed: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Development Description: | Verandah attached to observatory | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Application Fees: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lodgement Fee D/Cost > \$5000 | \$128.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Development Plan Assessment Fee (if the development cost exceeds \$10000 but does not exceed \$100000) | \$103.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building Rules Fee (Minimum Fee) | \$59.55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Relevant Authority:</td> <td></td> </tr> </table> | Relevant Authority: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Relevant Authority: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

**Development 781/0011/2016**

781/0011/2016 - Leisure Pools Spencer Gulf - 52 Little Islands Road Streaky Bay - swimming pool and safety fence

Application Date 24/2/2016**Development Approval** 26/2/2016**Applicant Details**

Leisure pools Spencer Gulf

Assessment Number 7834678004**Appeal** No**Builder**

Aussie Tubular Pty Ltd

52 Little Islands Road Streaky bay

Development Description Swimming Pool and Safety fence**Planning Lodged** 24/2/2016 **Planning Relevant Authority** District Council**Referral****Building Lodged** 24/2/2016 **Building Relevant Authority** District Council **Building** Approved 19/2/2016**Referral****Land Division Lodged****Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The pool and gate design, appearance and location details, as approved, may vary slightly however the design, construction and performance of fences (including boundary fences being at least 1.8 m high), gates, retaining walls, windows and balconies intend to form part of a barrier that will restrict the access of young children to swimming pools shall comply with the National Construction Code Part 3.9.3 and Australian Standard AS1926.1-2012 (examples of suitable design attached). These barriers are to be erected prior to placing water in the swimming pool.
2. Any filtration system from 5 metres to within 12 metres of a dwelling on an adjoining allotment must be enclosed in a solid structure.
3. Wastewater from the swimming pool is not permitted to discharge into a septic or aerobic waste system. Wastewater shall be discharged on the subject land, either surface or soakage trench/well, not to effect the adjoining land or the stability of existing buildings. (Drainage of pool other than backwash and rinse shall require approval of the Local Authority).
4. Pursuant to Section 71AA and regulation 83B the owner of the swimming pool must not fill the swimming pool with water more than a depth of 300mm unless it has safety barriers installed in accordance with Australian Standards 1926 Parts 1 and 2.

Fees

Lodgement \$110.00

Pool Inspection fee \$179.00



Development 781/0011/2016

781/0011/2016 - Leisure Pools Spencer Gulf - 52 Little Islands Road Streaky Bay - swimming pool and safety fence

Application Date 24/2/2016

Development Approval 26/2/2016

Applicant Details Leisure pools Spencer Gulf

Assessment Number 7834678004

Appeal No

Builder Aussie Tubular Pty Ltd

52 Little Islands Road Streaky bay

Continued...

| Hold | Active? | Contact |
|---|---------|----------------------------|
| GDS 32 - for Records of Relevance to the Royal Co | Active | Records Management Officer |
| GDS 16 - for Native Title Claims | Active | Records Management Officer |



Development 781/0009/2016

781/0009/2016 - Mark Richardson - secondhand transportable dwelling - 41 Brougham Place Streaky Bay

Application Date 12/2/2016

Development Approval 22/2/2016

Appeal No

Applicant Details Richardson, Mark (Mr)

Assessment Number 7834711505

Builder Thirsty Constructions

Allotment 7, 41 Brougham Place Streaky Bay

Development Description Secondhand transportable dwelling

Planning Lodged 12/2/2016 **Planning Relevant Authority** District Council **Planning** Approved 22/2/2016

Referral

Building Lodged 12/2/2016 **Building Relevant Authority** District Council **Building** Approved 22/2/2016

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 underside of the dwelling is to be enclosed with masonry, cement fibre, timber or other material prior to the occupation of the dwelling.

Note: Adequate underfloor ventilation is to be provided to this sub-floor area to meet the Building Code requirements.

3. 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

4. The crossover providing entry to the site shall be constructed with a minimum 300mm reinforced concrete pipe with headwalls under the driveway to Council's satisfaction.

5. 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

6. 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.

Fees

Lodgement \$128.00

Planning Assessment Fee \$103.00

Building Assessment Fee \$156.60

Development Commencement Date

Development Completed Date

Concurrence No



Development 781/0009/2016

781/0009/2016 - Mark Richardson - secondhand transportable dwelling - 41 Brougham Place Streaky Bay

Application Date 12/2/2016

Development Approval 22/2/2016

Applicant Details Richardson, Mark (Mr)

Assessment Number 7834711505

Appeal No

Builder Thirsty Constructions

Allotment 7, 41 Brougham Place Streaky Bay

Continued...

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |



Development 781/0006/2016

DEVELOPMENT CONTROL - Regulating - Development Application data created from D/A Module

Application Date 20/1/2016

Development Approval 17/2/2016

Appeal No

Applicant Details Allsteel Transportable Homes

Assessment Number 7834711951

Builder Allsteel Transportable Homes

Allotment 4, 5 Brougham Place, Streaky Bay

Development Description Single Storey detached dwelling

Planning Lodged 20/1/2016 **Planning Relevant Authority** District Council **Planning** Approved 16/2/2016

Development Commencement Date

Referral

Development Completed Date

Building Lodged 20/1/2016 **Building Relevant Authority** District Council **Building** Approved 17/2/2016

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 underside of the dwelling is to be enclosed with masonry, cement fibre, timber or other material prior to the occupation of the dwelling.

Note: Adequate under floor ventilation is to be provided to this sub-floor area to meet the Building Code requirements.

4. 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.

5. 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

6. The crossover providing entry to the site shall be constructed with a minimum 300mm reinforced concrete pipe with headwalls under the driveway to Council's satisfaction.

7. 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.

Fees

Lodgement Fee \$ \$128.00

Planning Assessment \$238.00

Building Rules \$464.12



Development 781/0006/2016

DEVELOPMENT CONTROL - Regulating - Development Application data created from D/A Module

Application Date 20/1/2016

Development Approval 17/2/2016

Applicant Details Allsteel Transportable Homes

Assessment Number 7834711951

Appeal No

Builder Allsteel Transportable Homes

Allotment 4, 5 Brougham Place, Streaky Bay

Continued...

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |



Development 781/0008/2016

781/0008/2016 - Amendment to 781/0039/2015 - Single Storey Detached Dwelling and implement shed - Allotment
33 Mabie Road Streaky Bay - Adrian R Cavanagh Architect

Applicant Details Adrian R. Cavanagh Architect

Builder

Assessment Number 7834707602

Allotment 33 Mabie Road Streaky Bay

Application Date 22/2/2016

Development Approval 3/3/2016

Appeal No

Development Description Amendment to 781/0039/2015 - Single Storey Detached Dwelling and implement shed

Planning Lodged 22/2/2016 **Planning Relevant Authority** District Council **Planning** Approved 22/2/2016

Referral

Building Lodged 4/2/2016 **Building Relevant Authority** Private Certifier **Building** Approved 26/2/2016

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 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 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.

4. 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

5. 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

6. 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.

Fees

Lodgement Fee \$60.00

Planning Assessment Fee \$37.50

Staged Consent fee \$60.00

**Development 781/0008/2016**

781/0008/2016 - Amendment to 781/0039/2015 - Single Storey Detached Dwelling and implement shed - Allotment
33 Mabie Road Streaky Bay - Adrian R Cavanagh Architect

Applicant Details Adrian R. Cavanagh Architect
Builder

Assessment Number 7834707602

Allotment 33 Mabie Road Streaky Bay

Application Date 22/2/2016

Development Approval 3/3/2016

Appeal No

Continued...

| Relationship | Record Number | Registered | Created |
|----------------------------------|-----------------|----------------------------|---------------------|
| Related to | 781/0039/2015 | 18/5/2015 | 18/5/2015 |
| Action Name | Responsibility | Due | Start |
| Action Required | Jennifer Brewis | 12/2/2016 at 2:09 PM | 5/2/2016 at 2:09 PM |
| Completed On 3/3/2016 at 3:45 PM | | | |
| Hold | Active? | Contact | |
| GDS 16 - for Native Title Claims | Active | Records Management Officer | |



Development 781/0018/2016

781/0018/2016 - Ronald Spurling - Allotment 31 Anderson Road Streaky Bay - Attached Deck and Verandahs

Application Date 6/4/2016

Development Approval 15/4/2016

Appeal No

Applicant Details Spurling, Ron
Builder EP Carpenters Pty Ltd

Assessment Number 7834435803
31 Anderson Road

Development Description Decks and verandahs attached to the existing dwelling

Planning Lodged 6/4/2016 **Planning Relevant Authority** District Council **Planning** Approved 6/4/2016
Referral

Building Lodged 6/4/2016 **Building Relevant Authority** District Council **Building** Approved 15/4/2016
Referral

Land Division Lodged **Division**

Conditions of Approval

Development Commencement Date

Development Completed Date

Concurrence No

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. 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.
 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. Storm water 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. No part of the structure shall encroach beyond the surveyed boundary.
 8. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

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|----------------|----------|
| Lodgement Fee: | \$128.00 |
| Planning Fee: | \$103.00 |
| Building Fee: | \$83.52 |



Development 781/0018/2016

781/0018/2016 - Ronald Spurling - Allotment 31 Anderson Road Streaky Bay - Attached Deck and Verandahs

Application Date 6/4/2016

Development Approval 15/4/2016

Applicant Details Spurling, Ron
Builder EP Carpenters Pty Ltd

Assessment Number 7834435803
31 Anderson Road

Appeal No

Continued...

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |



Development 781/0016/2016

781/0016/2016 - 4 bay shed and verandah - Geoff and Kerrie Davies - Lot 20 Wheaton Drive, Streaky Bay

Application Date 7/4/2016

Development Approval 15/4/2016

Appeal No

Applicant Details Davies, Kerrie
Builder Georgiou, Christopher

Assessment Number 7834436419
Allotment 20 Wheaton Drive Streaky Bay

Development Description Domestic Outbuilding (shed and verandah)

Planning Lodged 7/4/2016 **Planning Relevant Authority** District Council **Planning** Approved 7/4/2016
Referral

Building Lodged 7/4/2016 **Building Relevant Authority** District Council **Building** Approved 15/4/2016
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 (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.
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 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. 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.

7. 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 \$128.00
Planning Fee \$103.00
Building Fee \$182.70

**Development 781/0016/2016**

781/0016/2016 - 4 bay shed and verandah - Geoff and Kerrie Davies - Lot 20 Wheaton Drive, Streaky Bay

Application Date 7/4/2016**Development Approval** 15/4/2016**Applicant Details** Davies, Kerrie
Builder Georgiou, Christopher**Assessment Number** 7834436419
Allotment 20 Wheaton Drive Streaky Bay**Appeal** No**Continued...**

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |



Development 781/0010/2016

781/0010/2016 - L and H Smith - 2 Redlyn Court Streaky Bay -verandah pergola

Application Date 9/3/2016

Development Approval 17/4/2016

Appeal No

Applicant Details Smith, Lloyd
Builder Woolford, Nathan

Assessment Number 7830053007
2 Redlyn Court

Development Description Re roof verandah

Planning Lodged 9/3/2016 **Planning Relevant Authority** District Council **Planning** Approved 5/4/2016
Referral

Building Lodged 9/3/2016 **Building Relevant Authority** District Council **Building** Approved 6/4/2016
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. 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. Storm water 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. No part of the structure shall encroach beyond the surveyed boundary.
7. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

Lodgement Fee: \$128.00
Planning Fee: \$103.00
Building Fee:\$65.50



Development 781/0010/2016

781/0010/2016 - L and H Smith - 2 Redlyn Court Streaky Bay -verandah pergola

Application Date 9/3/2016

Development Approval 17/4/2016

Appeal No

Applicant Details Smith, Lloyd

Assessment Number 7830053007

Builder Woolford, Nathan

2 Redlyn Court

Continued...

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |

**Development 781/0007/2016**

781/0007/2016 - Granny Flat/office - 711 Phillips Rd Karcultaby GH Phillips & Son Pty Ltd

Applicant Details

G H Phillips & Son Pty Ltd

Builder**Assessment Number**

7834279003

711 Phillips Road Karcultaby

Application Date 29/2/2016**Development Approval** 5/4/2016**Appeal** No**Development Description** Granny Flat / Office

| | | | | | | |
|------------------------|-----------|------------------------------------|------------------|-----------------|----------|----------|
| Planning Lodged | 29/2/2016 | Planning Relevant Authority | District Council | Planning | Approved | 4/4/2016 |
| Referral | | | | | | |

| | | | | | | |
|------------------------|-----------|------------------------------------|------------------|-----------------|----------|----------|
| Building Lodged | 29/2/2016 | Building Relevant Authority | District Council | Building | Approved | 5/4/2016 |
| 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 structure shall only be used in conjunction with the existing dwelling and by people resident therein and at no time shall be used as a place of separate occupation.
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. No part of the structure shall encroach beyond the surveyed boundary.
5. Storm water 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. 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. Wet areas shall comply with Minister's Specification SAF 1.7.

Fees

Lodgement Fee \$128.00

Planning Fee \$103.00

Building Rules Assessment Fee \$208.44



Development 781/0007/2016

781/0007/2016 - Granny Flat/office - 711 Phillips Rd Karcultaby GH Phillips & Son Pty Ltd

Application Date 29/2/2016

Development Approval 5/4/2016

Applicant Details
Builder G H Phillips & Son Pty Ltd

Assessment Number 7834279003
711 Phillips Road Karcultaby

Appeal No

Continued...

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |

**Development 781/0021/2016**

781/0021/2016 - Stephen John Mawer - Allotment 2 Anderson Road Streaky Bay - Farm Building (shed)

Application Date 15/4/2016**Development Approval** 8/5/2016**Appeal** No**Applicant Details** Mawer, Stephen John**Assessment Number** 7834479400**Builder** Mawer, Stephen John

Allotment 2 Anderson Road Streaky Bay

Development Description Farm Building (shed)**Planning Lodged** 15/4/2016 **Planning Relevant Authority** District Council **Planning** Approved 17/4/2016**Referral****Building Lodged** 15/4/2016 **Building Relevant Authority** District Council **Building** Approved 3/5/2016**Referral****Land Division Lodged****Division****Conditions of Approval****Development Commencement Date****Development Completed Date****Concurrence** No

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.

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

2. 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: \$128.00

Planning Fee: \$103.00

Building Fee: \$809.10



Development 781/0021/2016

781/0021/2016 - Stephen John Mawer - Allotment 2 Anderson Road Streaky Bay - Farm Building (shed)

Application Date 15/4/2016

Development Approval 8/5/2016

Applicant Details Mawer, Stephen John

Assessment Number 7834479400

Appeal No

Builder Mawer, Stephen John

Allotment 2 Anderson Road Streaky Bay

Continued...

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |

**Development 781/0019/2016**

781/0019/2016 - Christopher Ball - 24-26 Elizabeth Street Streaky Bay - Car port

Application Date 31/3/2016**Development Approval** 8/5/2016**Appeal** No**Applicant Details** Ball, Chistopher**Assessment Number** 7830720009**Builder** Ball, Chistopher

24-26 Elizabeth Street Streaky Bay

Development Description Domestic Outbuilding (freestanding outbuilding)**Planning Lodged** 31/3/2016 **Planning Relevant Authority** District Council **Planning** Approved 4/4/2016
Referral**Building Lodged** 31/3/2016 **Building Relevant Authority** District Council **Building** Approved 3/5/2016
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. 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. No part of the structure shall encroach beyond the surveyed boundary.
7. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

Planning Fee: \$37.50
Building Fee: \$65.50

| Relationship | Record Number | Registered | Created |
|--------------|---------------|----------------------|----------------------|
| Related to | R16/2487 | 1/4/2016 at 12:49 PM | 1/4/2016 at 12:34 PM |



Development 781/0019/2016

781/0019/2016 - Christopher Ball - 24-26 Elizabeth Street Streaky Bay - Car port

Application Date 31/3/2016

Development Approval 8/5/2016

Appeal No

Applicant Details Ball, Chistopher

Assessment Number 7830720009

Builder Ball, Chistopher

24-26 Elizabeth Street Streaky Bay

Continued...

Related to R16/2489 1/4/2016 at 12:51 PM 1/4/2016 at 12:34 PM

Hold **Active?** **Contact**

GDS 16 - for Native Title Claims Active Records Management Officer

**Development 781/0028/2016**

781/0028/2016 - Anthony Duns - Lot 38 Anderson Road Streaky Bay - Domestic outbuilding Shed

Application Date**Development Approval** 8/6/2016**Appeal** No**Applicant Details**

Duns, Anthony

Assessment Number

7834436371

Builder

Lot 38 Anderson Road Streaky Bay

Development Description Shed**Planning Lodged****Planning Relevant Authority** District Council**Planning** Approved**Referral****Building Lodged****Building Relevant Authority** District Council**Building** Approved**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 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. 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.
7. 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.
8. 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.
9. 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

Lodgment Fee - \$128.00
Planning Fee - \$103.00
Building Fee - \$146.16
Total Fee - \$377.16

**Development 781/0028/2016**

781/0028/2016 - Anthony Duns - Lot 38 Anderson Road Streaky Bay - Domestic outbuilding Shed

Application Date**Development Approval** 8/6/2016**Applicant Details**

Duns, Anthony

Assessment Number

7834436371

Appeal No**Builder**

Lot 38 Anderson Road Streaky Bay

Continued...

| Relationship | Record Number | Registered | Created |
|--------------|---------------|---------------------|---------------------|
| Related to | R16/5514 | 6/6/2016 at 3:35 PM | 6/6/2016 at 3:26 PM |

**Development 781/0025/2016**

781/0025/2016 - Kenneth and Elaine Fawkes - Allotment 23 7 Wharff Street Streaky Bay carport attached to an existing dwelling

Applicant Details Fawkes, Kenneth
Builder Georgiou, Christopher

Assessment Number 7830874016
Allotment 23 7 Wharff Street Streaky Bay

Application Date

Development Approval 8/6/2016

Appeal No

Development Description Carport attached to an existing dwelling

Planning Lodged 25/2/2016 **Planning Relevant Authority** District Council **Planning** Approved
Referral

Building Lodged **Building Relevant Authority** Private Certifier **Building** Approved
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 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. 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.
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. No part of the structure shall encroach beyond the surveyed boundary.
8. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

Lodgement Fee: \$128.00
Planning Fee: \$103.00
Building Fee: \$65.50
Total Fee: \$296.5

Development Commencement Date

Development Completed Date

Concurrence No



Development 781/0023/2016

781/0023/2016 - Terry Bush - Phil and Fran Foster - 10 Falie Drive Perlubie - Detached Single Storey Dwelling

Application Date 28/4/2016

Development Approval

Appeal No

Applicant Details Bush, Terry

Assessment Number 7832442006

Builder Fosle, Phil

Allotment 44, 10 Falie Drive Perlubie

Development Description Detached Dwelling with Associated outbuilding (shed) and verandah

Planning Lodged 30/5/2016 Planning Relevant Authority Planning Approved

Referral

Development Commencement Date

Development Completed Date

Building Lodged Building Relevant Authority Private Certifier Building Approved

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 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
5. The crossover providing entry to the site shall be constructed with a minimum 300mm reinforced concrete pipe with headwalls under the driveway to Council's satisfaction.
6. The dwelling shall be provided with a water supply independent of mains reticulation available at all times for fire-fighting which:
 - Is located adjacent to the building or in another convenient location on the allotment
 - Is clearly identified and accessible to fire fighting vehicles; and
 - Comprises a minimum of 5,000 litres.
7. 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

Fees

| | |
|-----------------|-----------|
| Lodgement Fee: | \$128.00 |
| Planning Fee: | \$375.00 |
| Cheque received | -\$226.00 |
| Total Fee: | \$277.00 |



Development 781/0095/2015

DEVELOPMENT CONTROL - Regulating - Development Application data created from D/A Module

Applicant Details

Builder

Assessment Number 7834435758

Application Date 1/12/2016

Development Approval 29/6/2016

Appeal No

Development Description

| | | | | |
|----------------------|-----------|-----------------------------|----------|----------|
| Planning Lodged | 1/12/2015 | Planning Relevant Authority | Planning | Approved |
| Referral | | | | |
| Building Lodged | | Building Relevant Authority | Building | Approved |
| 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 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.
3. 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.
4. The outbuilding shall only be used for domestic storage associated with the detached dwelling erected on the land.
5. The outbuilding shall not be used or converted for use for human habitation. Human habitation includes the occupation of the out-building whether on a part time, overnight or on a permanent basis.
6. A 250mm reinforced concrete pipe shall be installed under the driveway crossover & shall be designed and constructed in accordance with AS 2891.1.
7. The dwelling 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
8. 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. No part of the structure shall encroach beyond the surveyed boundary.
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

Fees

| | |
|------------------------|----------|
| Building Fee: | \$242.73 |
| Septic Application Fee | \$102.00 |
| Total Fee: | \$344.73 |



Development 781/0095/2015

DEVELOPMENT CONTROL - Regulating - Development Application data created from D/A Module

Applicant Details

Builder

Assessment Number 7834435758

Application Date 1/12/2016

Development Approval 29/6/2016

Appeal No

Continued...

| Hold | Active? | Contact |
|----------------------------------|---------|----------------------------|
| GDS 16 - for Native Title Claims | Active | Records Management Officer |



Development 781/0038/2016

781/0038/2016 - Gary and Marcelle Pepper - 58 Montgomerie Terrace - Streaky Bay

Application Date 8/7/2016

Development Approval 28/7/2016

Appeal No

Applicant Details Pepper, Marcelle (Miss.)

Assessment Number 7830295006

Builder

58

Development Description Granny Flat

Planning Lodged

Planning Relevant Authority District Council Planning Approved

Development Commencement Date

Referral

Development Completed Date

Building Lodged

Building Relevant Authority Private Certifier Building Approved 28/7/2016

Concurrence No

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 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
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 building is not to be used independent to the dwelling on the same allotment.
6. No part of the structure shall encroach beyond the surveyed boundary.
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 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: | \$130.00 |
| Planning Fee: | \$38.25 |
| Building Fee: | \$124.64 |
| Total Fee: | \$292.89 |

**Development 781/0037/2016**

781/0037/2016 - Ian Beck - Balcony upgrade & Verandah - 95 Wells Street Streaky Bay

Application Date 4/7/2016**Development Approval****Appeal** No**Applicant Details**

Beck, Ian Gilbert

Assessment Number

7810250000

Builder

95 Wells Street

Development Description Verandah**Planning Lodged**

4/7/2016

Planning Relevant Authority District Council**Referral****Building Lodged****Building Relevant Authority****Building** Approved**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. 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.
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. No part of the structure shall encroach beyond the surveyed boundary.
8. The proposed structure shall not be enclosed at any time without the prior consent of Council.
9. Steps, handrails and balustrade to the building shall comply with Part 3.9 of the Building Code of Australia.

Fees

| | |
|----------------|----------|
| Lodgement Fee: | \$130.00 |
| Planning Fee: | \$105.00 |
| Building Fee: | \$66.50 |
| Total Fee: | \$301.50 |



Development 781/0035/2016

781/0035/2016 - Gregory Elliott - Verandahs and Carport - Lot 16 12 Calca Road, Sceale Bay

Application Date 28/6/2016

Development Approval

Appeal No

Applicant Details Elliott, Gregory (Mr)

Assessment Number 7832919003

Builder Elliott, Gregory (Mr)

47 Alfred Tee

Development Description

Planning Lodged 28/6/2016 Planning Relevant Authority District Council Planning Approved 7/7/2016

Referral

Building Lodged Building Relevant Authority Building Approved 6/7/2016

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.
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. No part of the structure shall encroach beyond the surveyed boundary.
7. The proposed structure shall not be enclosed at any time without the prior consent of Council.
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

Lodgment \$128.00
Planning \$103
Building fee \$105.22



Development 781/0035/2016

781/0035/2016 - Gregory Elliott - Verandahs and Carport - Lot 16 12 Calca Road, Sceale Bay

Application Date 28/6/2016

Development Approval

Appeal No

Applicant Details Elliott, Gregory (Mr)

Assessment Number 7832919003

Builder Elliott, Gregory (Mr)

47 Alfred Tee

Continued...

Total \$336.22



Development 781/0034/2016

781/0034/2016 - Symon Hood - Domestic Outbuilding - Sceales Bay

Application Date 22/6/2016

Development Approval 7/7/2016

Appeal No

Applicant Details Hood, Symon (Mr)

Assessment Number 7832827002

Builder Sawon, Daniel

20 South Tce

Development Description Domestic Outbuilding (shed)

Planning Lodged 22/6/2016 **Planning Relevant Authority** District Council **Planning** Approved 7/7/2016

Development Commencement Date

Referral

Development Completed Date

Building Lodged **Building Relevant Authority** **Building** Approved 6/7/2016

Concurrence No

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.
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.
4. 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.
6. 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.
7. 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.
8. 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.
9. No part of the structure shall encroach beyond the surveyed boundary.

Fees

| | |
|----------------|----------|
| Lodgement Fee: | \$128.00 |
| Planning Fee: | \$103.00 |
| Building Fee: | \$96.92 |
| Total Fee: | \$327.92 |

**Development 781/0031/2016**

781/0031/2016 - Bargain Steel Centre - Allotment 7 Stanley Williams Drive Streaky Bay - 2 two sheds

Application Date 31/5/2016**Development Approval** 14/7/2016**Appeal** No**Applicant Details** Bargain Steel Centre**Assessment Number** 7834508005**Builder** Bargain Steel Centre

Stanley Williams Drive

Development Description Domestic Outbuilding (shed)**Planning Lodged** 31/5/2016 **Planning Relevant Authority** District Council **Planning** Approved 1/6/2016**Development Commencement Date****Referral****Development Completed Date****Building Lodged** **Building Relevant Authority** **Building** Approved 7/7/2016**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 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.

3. All storm water from the buildings 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 which will be able to have a minimum capacity of 67,000 litres
- the direction of surplus roof run-off onto vegetation areas
- the design of paved areas so that storm water is directed onto vegetation 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. Landscaping to screen the structure from public view shall be undertaken by planting a 5 metres buffer on the road side and rear boundaries of suitable trees, and shrubs which when mature will enhance the amenity of the locality.

Such landscaping shall be established within six (6) months of practical completion of the structure and shall be watered and maintained in good health and condition thereafter, with any diseased or dying plants being replaced whenever necessary.

Fees

Lodgement Fee: \$128.00

Planning Fee: \$103.00



Development 781/0031/2016

781/0031/2016 - Bargain Steel Centre - Allotment 7 Stanley Williams Drive Streaky Bay - 2 two sheds

Application Date 31/5/2016

Development Approval 14/7/2016

Appeal No

Applicant Details Bargain Steel Centre

Assessment Number 7834508005

Builder Bargain Steel Centre

Stanley Williams Drive

Continued...

Total Fee:
\$231.00

**Development 781/0039/2016**

781/0039/2016 - Colin Brown - Residential Outbuilding (shed) - 17 Calca Street Scaale Bay

Applicant Details

Brown, Colin

Builder**Assessment Number** 7832910009**Application Date** 10/8/2016**Development Approval** 18/8/2016**Appeal** No**Development Description** Domestic Outbuilding (shed)**Planning Lodged** 10/8/2016 **Planning Relevant Authority** District Council **Planning** Approved 17/8/2016**Referral****Building Lodged** 10/8/2016 **Building Relevant Authority** **Building** Approved 18/8/2016**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 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.

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. No part of the structure shall encroach beyond the surveyed boundary.

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: \$61.00

Planning Fee: \$38.25

Building Fee: \$79.20

Total Fee: \$178.45



Development 781/0039/2016

781/0039/2016 - Colin Brown - Residential Outbuilding (shed) - 17 Calca Street Sceale Bay

Applicant Details Brown, Colin
Builder

Assessment Number 7832910009

Application Date 10/8/2016

Development Approval 18/8/2016

Appeal No

Continued...



Development 781/0052/2016

781/0052/2016 - Nathan Jones - Dwelling, Domestic Outbuilding and Verandah Extentions

Application Date 15/9/2016

Development Approval 28/9/2016

Appeal No

Applicant Details Jones, Nathan Sean

Assessment Number 7834453809

Builder

5 Woodlawn Road Streaky Bay

Development Description Dwelling, domestic outbuilding and verandah Extentions

Planning Lodged 19/9/2016 Planning Relevant Authority District Council Planning Approved 28/9/2016

Development Commencement Date

Referral

Development Completed Date

Building Lodged 19/9/2016 Building Relevant Authority District Council Building Approved 28/9/2016

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 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. The outbuilding shall only be used for domestic storage associated with the detached dwelling erected on the land.
5. The crossover providing entry to the site shall be constructed with a minimum 300mm reinforced concrete pipe with headwalls under the driveway to Council's satisfaction.
6. 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

7. 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. No part of the structure shall encroach beyond the surveyed boundary.
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.
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. Wet areas shall comply with Minister's Specification SAF 1.7.

Fees

| | |
|----------------|----------|
| Lodgement Fee: | \$130.00 |
| Planning Fee: | \$105.00 |
| Building Fee: | \$499.56 |
| Total Fee: | \$734.56 |



Development 781/0050/2016

781/0050/2016 - Clinton & Tammie Mullen - Domestic Outbuilding - 25 Barnes Street Poochera

Application Date 1/9/2016

Development Approval 30/9/2016

Appeal No

Applicant Details Mullen, Clinton (Mr)

Assessment Number 7832031012

Builder Mullen, Clinton (Mr)

25 Barnes Street Poochera

Development Description Domestic Outbuilding

Planning Lodged **Planning Relevant Authority** District Council **Planning** Approved 30/9/2016

Referral

Development Commencement Date

Development Completed Date

Building Lodged 8/9/2016 **Building Relevant Authority** **Building** Approved 30/9/2016

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 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. The garage shall only be used for domestic storage associated with the detached dwelling erected on the land.
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. 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.
7. Landscaping to screen the structure from public view shall be undertaken by planting suitable trees, and shrubs which when mature will enhance the amenity of the locality.
Such landscaping shall be established within six (6) months of practical completion of the structure and shall be watered and maintained in good health and condition thereafter, with any diseased or dying plants being replaced whenever necessary.

Fees

| | |
|----------------|----------|
| Lodgement Fee: | \$130.00 |
| Planning Fee: | \$38.25 |
| Building Fee: | \$116.21 |
| Total Fee: | \$284.46 |

**Development 781/0046/2016**

781/0046/2016 - L and H Smith - Dwelling Extension - 2 Redlyn court Streaky Bay

Application Date 23/8/2016**Development Approval** 28/9/2016**Appeal** No**Applicant Details** Smith, Lloyd
Builder Woolford, Nathan**Assessment Number** 7830053007
2 Redlyn Court**Development Description** Extentions**Planning Lodged** 12/9/2016 **Planning Relevant Authority** District Council **Planning** Approved 28/9/2016**Referral****Building Lodged** 12/9/2016 **Building Relevant Authority** **Building** Approved 28/9/2016**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. No part of the structure shall encroach beyond the surveyed boundary.
4. 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.
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. 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. Due to the site being in the proximity of the coast, all steelwork shall be protected against corrosion in accordance with the following:
 - Structural bracing, framing anchors, metal straps, fittings and fixings in accordance with Australian Standard AS 1684 Residential timber-framed construction.
 - Steel lintels built into masonry shall be protected from corrosion in accordance with Table 3.4.4.2 of Volume 2 of the Building Code of Australia.
 - Wall ties shall be protected in accordance with AS 2699 Built-in components for masonry construction Part 1: Wall ties.
 - Concrete footings shall be in accordance with Australian Standard AS 3600 Concrete structures in respect to strength and minimum cover for the relevant exposure classification.
 - Sheet roofing shall be protected from corrosion in accordance with Table 3.5.1.1a of Volume 2 of the Building Code of Australia.

Fees

Lodgment Fee \$130.00
Planning Fee \$38.25
Building Fee \$136.59

**Development 781/0046/2016**

781/0046/2016 - L and H Smith - Dwelling Extension - 2 Redlyn court Streaky Bay

Application Date 23/8/2016**Development Approval** 28/9/2016**Applicant Details** Smith, Lloyd**Assessment Number** 7830053007**Appeal** No**Builder** Woolford, Nathan

2 Redlyn Court

Continued...

Total Fee \$304.84



Development 781/0044/2016

781/0044/2016 - Daniel Sawon - Rosemarie and Trevor Berry - Residential Outbuilding shed - 38 Mudge Terrace
Streaky Bay

Applicant Details Sawon, Daniel

Builder Sawon, Daniel

Assessment Number 7831233691

38 Mudge Terrace

Application Date 23/8/2016

Development Approval 6/9/2016

Appeal No

Development Description Domestic Outbuilding (shed)

Planning Lodged 25/8/2016 **Planning Relevant Authority** District Council **Planning** Approved 6/9/2016

Referral

Building Lodged 30/8/2016 **Building Relevant Authority** **Building** Approved 6/9/2016

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.
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.
3. No part of the structure shall encroach beyond the surveyed boundary.

Fees

Lodgement Fee: \$130.00
Planning Fee: \$105.00
Building Fee: \$66.50
Total Fee: \$301.50



Development 781/0042/2016

781/0042/2016 - Muggleton and Associates Pty Ltd - Section 215 Hundred of RIPON - Farm Building

Application Date 8/8/2016

Development Approval 24/8/2016

Appeal No

Applicant Details Muggleton & Associates Pty Ltd

Assessment Number 7834528559

Builder Muggleton & Associates Pty Ltd

Development Description Farm Building

Planning Lodged 24/8/2016 Planning Relevant Authority District Council Planning Approved 24/8/2016

Referral

Building Lodged 24/8/2016 Building Relevant Authority Building Approved 8/9/2016

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 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.
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
 - c. the direction of surplus roof run-off onto vegetated areas
 - d. the design of paved areas so that storm water is directed onto vegetated 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.
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.
 - a. Expiry Date Development Approvals
Substantial work on the approved development must be commenced within twelve months of the date of Development Approval or the approval will lapse.The approved development must be substantially completed within 36 months (3 years) of the operative date of Development Approval, or the approval will lapse and a new application must be lodged with the relevant authority
- b. The granting of this consent does not absolve the applicant from obtaining all other consents which they may be required to do, pursuant to the provisions of any other statutes.
- c. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in any way which causes or may cause environmental harm.

Fees

Lodgement Fee: \$130.00
Planning Fee: \$105.00
Building Fee: \$664.56
Total Fee: \$899.56

**Development 781/0041/2016**

781/0041/2016 - Barbara Hull - 8 Johnson Street Streaky Bay - Verandah/ Carport/ Deck Extensions

Application Date 4/8/2016**Development Approval** 8/9/2016**Appeal** No**Applicant Details**

Hull, Barbara (Miss.)

Assessment Number

7830870015

Builder

Ltd, EP Carpenters PTY LTD (Mr)

8 Johnson Street

Development Description**Planning Lodged** 4/8/2016 **Planning Relevant Authority** District Council **Planning** Approved 8/9/2016**Referral****Building Lodged** 16/8/2016 **Building Relevant Authority** **Building** Approved**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. 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.
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. No part of the structure shall encroach beyond the surveyed boundary.
8. The proposed structure shall not be enclosed at any time without the prior consent of Council.
 - a. It should be noted that in accordance with clause 3.12.5.5 of the Building Code of Australia (Volume 2), the maximum power rating for artificial lighting shall not exceed the following:
 - Verandah or balcony attached to a class 1 building, 4W/m²

Fees

| | |
|----------------|----------|
| Lodgement Fee: | \$130.00 |
| Planning Fee: | \$105.00 |
| Building Fee: | \$81.84 |
| Total Fee: | \$316.84 |

**Development 781/0033/2016**

781/0033/2016 - Alterations and alterations to an Existing Dwelling - Brenton and Mary Fulwood - Reston Park Road (Flinders Highway) Streaky Bay

Applicant Details**Builder****Assessment Number** 7834526019

Reston Park Road Streaky Bay

Application Date 6/7/2016**Development Approval** 8/9/2016**Appeal** No**Development Description**

| | | | | | | |
|------------------------|----------|------------------------------------|------------------|-----------------|----------|----------|
| Planning Lodged | 3/6/2016 | Planning Relevant Authority | District Council | Planning | Approved | 6/7/2016 |
|------------------------|----------|------------------------------------|------------------|-----------------|----------|----------|

Referral

| | | | | | | |
|------------------------|----------|------------------------------------|--|-----------------|----------|----------|
| Building Lodged | 6/7/2016 | Building Relevant Authority | | Building | Approved | 6/9/2016 |
|------------------------|----------|------------------------------------|--|-----------------|----------|----------|

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 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 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.

1. No part of the structure shall encroach beyond the surveyed boundary.

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.

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. Wet areas shall comply with Minister's Specification SAF 1.7.

5. 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: \$130.00

Planning Fee: \$105.00

Building Fee: \$572.78

Total Fee: \$807.78



Development 781/0063/2016

781/0063/2016 - Neil Daniel - Solar Panels

Applicant Details Daniel, Neil (Mr)
Builder All State Solar

Assessment Number 7830122009
6 Linklater Street

Application Date 20/10/2016

Development Approval 28/10/2016

Appeal No

Development Description Solar Panels

Planning Lodged 20/10/2016 **Planning Relevant Authority** District Council **Planning** Approved 28/10/2016
Referral

Building Lodged 20/10/2016 **Building Relevant Authority** District Council **Building** Approved 28/10/2016
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 photovoltaic panels and frames shall be constructed in accordance with the Engineers design for the relevant wind speed, and shall be securely tied down to the existing roof frame.
3. An inspection of the existing roof frame needs to be completed by a competent person before attachments of the structure. This is to ensure it is structurally sound and capable of taking the new proposed loads.

Fees

Lodgment - \$61.00
Planning - \$38.25
Building - \$66.50

**Development 781/0062/2016**

781/0062/2016 - Simon Cummins - 31 Mudge Terrace Streaky Bay - Carport

Application Date 20/10/2016**Development Approval** 28/10/2016**Appeal** No**Applicant Details** Cummins, Simon (Mr)**Assessment Number** 7830463006**Builder** Georgiou, Christopher

31 Mudge Terrace

Development Description Carport**Planning Lodged** 20/10/2016 **Planning Relevant Authority** District Council **Planning** Approved 28/10/2016**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 20/10/2016 **Building Relevant Authority** District Council **Building** Approved**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 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. No part of the structure shall encroach beyond the surveyed boundary.
7. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

Lodgment - \$130.00

Planning - \$105.00

Building - \$66.50



Development 781/0061/2016

781/0061/2016 - Martin Squire - Domestic Outbuilding - Lot 33 Sceale Bay Road

Application Date 17/10/2016

Development Approval 28/10/2016

Appeal No

Applicant Details Martin Squire Electrical
Builder West Coast Relocatables

Assessment Number 7834558205
Lot 33 Sceale Bay Road

Development Description Domestic Outbuilding

Planning Lodged 17/10/2016 **Planning Relevant Authority** District Council **Planning** Approved 28/10/2016
Referral

Building Lodged 17/10/2016 **Building Relevant Authority** District Council **Building** Approved 28/10/2016
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 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.
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

Lodgment - \$130.00
Planning - \$38.25
Building - \$66.50



Development 781/0060/2016

781/0060/2016 - Poochera Sports Complex INC - Extensions to existing clubrooms

Application Date 13/10/2016

Development Approval 18/10/2016

Appeal No

Applicant Details Brace, Tara
Builder Horgan, Anthony (Mr)

Assessment Number 7834295003
47 Emerald Rise, Poochera

Development Description Extensions

Planning Lodged 13/10/2016 **Planning Relevant Authority** District Council **Planning** Approved
Referral

Building Lodged 13/10/2016 **Building Relevant Authority** **Building** Approved 18/10/2016
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. As the building contains asbestos material, you are advised to engage the services of a licensed asbestos removal contractor to remove all asbestos material from the site and deposit such material at a licensed transfer station.
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. No part of the structure shall encroach beyond the surveyed boundary.
8. Your attention is drawn to Clause D2.21 of the Building Code of Australia, which requires doorways and doors forming part of a required exit to be readily openable without a key, by a single downward action on a single device by a person seeking egress.
9. Emergency lighting, exit signs and warning systems to comply with part E4 of the BCA.

Fees

**Development 781/0059/2016**

781/0059/2016 - Viterra Operations PTY LTD - New Bunkers

Application Date 13/10/2016**Development Approval** 14/10/2016**Appeal** No**Applicant Details** Jolly, David
Builder**Assessment Number** 7834896052
24190 Flinders Highway**Development Description** Earthworks**Planning Lodged** 13/10/2016 **Planning Relevant Authority** District Council **Planning** Approved 14/10/2016**Referral****Building Lodged** **Building Relevant Authority****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. All loading and unloading of vehicles shall be carried out entirely upon the subject land. No loading of any goods or merchandise shall be permitted to be carried out in the street in conjunction with the herein approved development.
3. The depicted access roadways shall be made up of compacted rubble suitable for parking which is maintained to a standard that controls dust and weed growth.
 - a. **Expiry Date Development Approvals**
Substantial work on the approved development must be commenced within twelve months of the date of Development Approval or the approval will lapse. The approved development must be substantially completed within 36 months (3 years) of the operative date of Development Approval, or the approval will lapse and a new application must be lodged with the relevant authority.
 - b. The granting of this consent does not absolve the applicant from obtaining all other consents which they may be required to do, pursuant to the provisions of any other statutes.
 - c. Underground assets may exist in the area that is subject to your application. In the interests of health and safety and in order to protect damage to third party assets please telephone 1100 before excavating or erecting structures. If alterations are required to the configuration, size, form or design of the development upon contacting the Dial Before You Dig service, an amendment to the development consent (or a new development application) may be necessary. Individuals owe asset owners a duty of care that must be observed when working in the vicinity of plant or assets. It is the individual's responsibility to anticipate and request the nominal location of plant or assets on the relevant property via Dial Before You Dig "1100" number in advance of any construction activities.
 - d. Telstra (and its authorised contractors) are the only companies that are permitted to conduct works on Telstra's network and assets. Any person interfering with a facility or installation owned by Telstra is committing an offence under the Criminal Code Act 1995 (Cth) and is liable for prosecution. Furthermore, damage to Telstra's infrastructure may result in interruption to the provision of essential services and significant costs. If you are aware of any works or proposed works which may affect or impact on Telstra's assets in any way, please contact Telstra's Network Integrity Team on 1800810443.
 - e. The applicant is reminded of its general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do

FeesLodgment Fee \$130.00
Planning Fee \$366.26

Total 496.26

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

**Development 781/0057/2016**

781/0057/2016 - Stables - Trevor Morgan - Stables

Application Date 13/10/2016**Development Approval** 27/10/2016**Appeal** No**Applicant Details** Morgan, Trevor**Assessment Number** 78344664604**Builder** Darren Stocker

Woodlawn Road, Streaky Bay

Development Description Stables**Planning Lodged** 13/10/2016 **Planning Relevant Authority** District Council **Planning** Approved 27/10/2016**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 13/10/2016 **Building Relevant Authority** **Building** Approved 27/10/2016**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 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.

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

a. the collection of roof run-off in rainwater tanks

c. the direction of surplus roof run-off 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. Water from wash down areas shall be collected by an appropriate drainage system and directed to vegetated areas that can absorb all the water.

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

Lodgement Fee: \$130.00

Planning Fee: \$105.00

Building Fee: \$142.56

Total Fee: \$377.56

**Development 781/0056/2016**

781/0056/2016 - Jeff and Deidre Sampson - Domestic outbuilding (shed) - 8 Falie Drive Perlubie

Application Date 30/9/2016**Development Approval** 17/10/2016**Appeal** No**Applicant Details** Sampson, Jeffery (Mr)
Builder Dan Sawon Sheds & Salvage**Assessment Number** 7832441003
8 Falie Drive, Perlubie**Development Description** domestic outbuilding**Planning Lodged** 30/9/2016 **Planning Relevant Authority** District Council **Planning** Approved 17/10/2016
Referral**Building Lodged** 30/9/2016 **Building Relevant Authority** **Building** Approved 17/10/2016
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 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. 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.
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. No part of the structure shall encroach beyond the surveyed boundary.
9. 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: | \$130.00 |
| Planning Fee: | \$105.00 |
| Building Fee: | \$79.20 |
| Total Fee: | \$314.20 |



Development 781/0053/2016

781/0053/2016 - Michael Nicholson - Domestic Outbuilding

Application Date 22/9/2016

Development Approval 17/10/2016

Appeal No

Applicant Details

Nicholson, Michael (Mr)

Assessment Number 7832349004

Builder

65 Deor Way Eba Anchorage

Development Description Domestic Outbuilding

Planning Lodged 22/9/2016 Planning Relevant Authority District Council Planning Approved 17/10/2016

Referral

Development Commencement Date

Development Completed Date

Building Lodged 22/9/2016 Building Relevant Authority Building Approved 17/10/2016

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 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. 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.
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.
3. No part of the structure shall encroach beyond the surveyed boundary.

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: | \$130.00 |
| Planning Fee: | \$38.25 |
| Building Fee: | \$66.50 |
| Total Fee: | \$234.75 |

**Development 781/0066/2016**

781/0066/2016 - Steve Cope - Carport

Application Date 10/11/2016**Development Approval** 24/11/2016**Appeal** No**Applicant Details** Cope, Steve
Builder Serene Scene Landscapes**Assessment Number** 7834202516
544 Carawa Road, Haslam**Development Description** Carport**Planning Lodged** 10/11/2016 **Planning Relevant Authority** District Council **Planning** Approved 24/11/2016
Referral**Building Lodged** 10/11/2016 **Building Relevant Authority** **Building** Approved 24/11/2016
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. 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.
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. 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. No part of the structure shall encroach beyond the surveyed boundary.
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.

Fees

| | |
|----------------|----------|
| Lodgement Fee: | \$130.00 |
| Planning Fee: | \$38.25 |
| Building Fee: | \$66.50 |
| Total Fee: | \$234.75 |



Development 781/0066/2016

781/0066/2016 - Steve Cope - Carport

Applicant Details Cope, Steve
Builder Serene Scene Landscapes

Assessment Number 7834202516
544 Carawa Road, Haslam

Application Date 10/11/2016

Development Approval 24/11/2016

Appeal No

Continued...

GST Inclusive Component: Building \$6.05

**Development 781/0055/2016**

781/0055/2016 - Andrew Dunn - 3 McCormack Way Streaky Bay - building (shed) light industry

Application Date 30/9/2016**Development Approval** 21/11/2016**Appeal** No**Applicant Details** Dunn, Andrew**Assessment Number** 7830581002**Builder** Frankie Male

3 McCormack Way

Development Description Domestic outbuilding**Planning Lodged** 30/9/2016 **Planning Relevant Authority** District Council **Planning** Approved 21/11/2016**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 30/9/2016 **Building Relevant Authority** **Building** Approved 21/11/2016**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 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. No part of the structure shall encroach beyond the surveyed boundary.
7. Your attention is drawn to Clause D2.21 of the Building Code of Australia, which requires doorways and doors forming part of a required exit to be readily openable without a key, by a single downward action on a single device by a person seeking egress.
8. Emergency lighting, exit signs and warning systems to comply with part E4 of the BCA.

Fees

Lodgement Fee: \$130.00

Planning Fee: \$156.25

Building Fee: \$819.00



Development 781/0055/2016

781/0055/2016 - Andrew Dunn - 3 McCormack Way Streaky Bay - building (shed) light industry

Application Date 30/9/2016

Development Approval 21/11/2016

Appeal No

Applicant Details Dunn, Andrew

Assessment Number 7830581002

Builder Frankie Male

3 McCormack Way

Continued...

Total Fee: \$1209.25



Development 781/0049/2016

781/0049/2016 - Alterations to existing dwelling - Scott France - 23 Wharff Street

Application Date 29/8/2016

Development Approval 7/11/2016

Appeal No

Applicant Details France, Scott (Mr)
Builder Georgiou, Christopher

Assessment Number 7830878017
23 Wharff Street Streaky Bay

Development Description Alterations to existing dwelling

Planning Lodged 29/8/2016 **Planning Relevant Authority** District Council **Planning** Approved 7/11/2016

Referral

Building Lodged 29/8/2016 **Building Relevant Authority** **Building** Approved 29/8/2016

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.
Note this approval is based on the provided site plan which shows a setback from the properties road side boundary greater than 6 metres. If the setback is less than 6 metres a waiver to the requirements of the Land Management Agreement attached to the land will be required.
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. No part of the structure shall encroach beyond the surveyed boundary.
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. 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. Wet areas shall comply with Minister's Specification SAF 1.7.

Fees

Lodgement Fee: \$130.00
Planning Fee: \$105.00
Building Fee: \$66.50
Total Fee: \$301.50

**Development 781/0036/2016**

781/0036/2016 - Trevlyn Hammat - Anderson Road - Alterations and Additions

Application Date 30/6/2016**Development Approval** 21/11/2016**Appeal** No**Applicant Details** Hammat, Trevlyn (Mr)**Assessment Number** 7834435651**Builder**

Lot 28 Andersons Road

Development Description Alterations and additions**Planning Lodged** 30/6/2016 **Planning Relevant Authority** District Council **Planning** Approved 21/11/2016**Referral****Development Commencement Date****Development Completed Date****Building Lodged** 30/6/2016 **Building Relevant Authority** **Building** Approved 21/11/2016**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 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 underside of the dwelling is to be enclosed with masonry, cement fibre, timber or other material prior to the occupation of the dwelling.

Note: Adequate underfloor ventilation is to be provided to this sub-floor area to meet the Building Code requirements.

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. No part of the structure shall encroach beyond the surveyed boundary.

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 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.

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: \$128.00

Planning Fee: \$103.00

Building Fee: \$65.50

Total Fee:



Development 781/0036/2016

781/0036/2016 - Trevlyn Hammat - Anderson Road - Alterations and Additions

Application Date 30/6/2016

Development Approval 21/11/2016

Applicant Details Hammat, Trevlyn (Mr)

Assessment Number 7834435651

Appeal No

Builder

Lot 28 Andersons Road

Continued...

\$296.5



Development 781/0070/2016

781/0070/2016 - Jason McEvoy - Domestic outbuilding

Application Date 1/12/2016

Development Approval 14/12/2016

Appeal No

Applicant Details McEvoy, Jason

Assessment Number 78344550544

Builder Construction, Quigley

96 Woodlawn Road, Streaky Bay

Development Description Domestic outbuilding

Planning Lodged 1/12/2016 **Planning Relevant Authority** District Council **Planning** Approved 13/12/2016

Development Commencement Date

Referral

Development Completed Date

Building Lodged **Building Relevant Authority** **Building** Approved 13/12/2016

Concurrence No

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. 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 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. Should a licensed builder or 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.
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 footing 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 Council approved water drainage system.
8. No part of the structure shall encroach beyond the surveyed boundary.

Fees

Lodgement \$130.00
Planning \$105.00
Building \$127.51
Total \$362.51

**Development 781/0068/2016**

781/0068/2016 - Shannon Horgan - 88 Montgomerie Terrace - Verandah

Application Date 24/11/2016**Development Approval** 11/12/2016**Appeal** No**Applicant Details** Shannon Horgan**Assessment Number** 7830278003**Builder** Shannon Horgan

C/o PO Poochera 5655

Development Description Verandah**Planning Lodged** 24/11/2016 **Planning Relevant Authority** District Council **Planning** Approved 8/12/2016**Referral****Building Lodged** 24/11/2016 **Building Relevant Authority** **Building** Approved 11/12/2016**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.
3. 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.
4. No part of the structure shall encroach beyond the surveyed boundary.
5. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

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|----------------|----------|
| Lodgement Fee: | \$51.00 |
| Building Fee: | \$66.50 |
| Total Fee: | \$117.50 |

**Development 781/0043/2016**

781/0043/2016 - Barry Padley - Combined dwelling and domestic outbuilding - Kennedy Road

Application Date 15/8/2016**Development Approval** 1/12/2016**Appeal** No**Applicant Details** Padley, Barry (Mr)**Assessment Number** 7834440258**Builder** Shannon Horgan**Development Description** Combined dwelling and shed**Planning Lodged** 15/8/2016 **Planning Relevant Authority** District Council **Planning** Approved 1/12/2016**Referral****Building Lodged** 15/8/2016 **Building Relevant Authority** **Building** Approved 1/12/2016**Referral****Land Division Lodged****Division****Conditions of Approval****Development Commencement Date****Development Completed Date****Concurrence** No

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. No part of the structure shall encroach beyond the surveyed boundary.
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 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.
8. Wet areas shall comply with Minister's Specification SAF 1.7.
9. 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

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|----------------|----------|
| Lodgement Fee: | \$130.00 |
| Planning Fee: | \$105.00 |
| Building Fee: | \$247.40 |
| Total Fee: | \$482.40 |