



Development 781/0074/2016

781/0074/2016 - Danielle Evans - carport and pool - 10 Anastasia Avenue Streaky Bay

Application Date 19/12/2016

Development Approval 9/2/2017

Appeal No

Applicant Details Evans, Danielle
Builder Woolford, Nathan

Assessment Number 7834458490
10 Anastasia Avenue

Development Description Carport and Swimming pool

Planning Lodged 19/2/2016 **Planning Relevant Authority** District Council **Planning** Approved 22/12/2016
Referral

Building Lodged 19/12/2016 **Building Relevant Authority** **Building** Approved 7/2/2017
Referral

Land Division Lodged **Division**

Conditions of Approval

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

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

- The discharge of backwater and waste water from the pool must be contained on site.
Back flush water shall not be directed to any part of the waste water control system (septic tank, soakage trenches or irrigation areas), on the site.
- 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.
- 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.
- No part of the structure shall encroach beyond the surveyed boundary.

Fees

Lodgement Fee: \$312.00
Planning Fee: \$105.00
Building Fee: \$66.50
Total Fee: \$483.50



Development 781/0002/2017

781/0002/2017 - Carol Urkke - Sceale Bay - Domestic outbuilding

Application Date 19/1/2017

Development Approval

Appeal No

Applicant Details

Urkke, Carol (Miss.)

Assessment Number 7832806009

Builder

13 The Parade Sceale Bay

Development Description Domestic outbuilding

Planning Lodged	19/1/2017	Planning Relevant Authority	District Council	Planning	Withdrawn
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Building Lodged	19/1/2017	Building Relevant Authority		Building	Withdrawn
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Land Division Lodged		Division	
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Development Commencement Date

Development Completed Date

Concurrence No

Fees

**Development 781/0004/2017**

781/0004/2017 - Darren Hudson - 10 Speed Avenue - Verandah

Application Date 13/2/2017**Development Approval** 24/2/2017**Appeal** No**Applicant Details** Hudson, Darren (Mr)**Assessment Number** 78304191007**Builder** Grout, Stephen (Mr)

10 Speed Avenue

Development Description Verandah**Planning Lodged** 13/2/2017 **Planning Relevant Authority** District Council **Planning** Approved 24/2/2017**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 13/2/2017 **Building Relevant Authority** **Building** Approved 24/2/2017**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.

BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NUMBER 781/0004/2017

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.

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

6. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

Lodgement Fee: \$61.00

Planning Fee: \$38.25

Building Fee: \$66.50

Total Fee: \$165.75

**Development 781/0004/2017**

781/0004/2017 - Darren Hudson - 10 Speed Avenue - Verandah

Application Date 13/2/2017**Development Approval** 24/2/2017**Appeal** No**Applicant Details** Hudson, Darren (Mr)**Assessment Number** 78304191007**Builder** Grout, Stephen (Mr)

10 Speed Avenue

Continued...



Development 781/0003/2017

781/0003/2017 - Graham Kitson - Verandah - 18 Seaview road Perlubie

Application Date 13/2/2017

Development Approval 23/2/2017

Appeal No

Applicant Details Kitson, Graham (Mr)
Builder

Assessment Number 7832422005
18 Seaview Road

Development Description Verandah

Planning Lodged 13/2/2017 **Planning Relevant Authority** District Council **Planning** Approved 15/2/2017
Referral

Building Lodged 13/2/2017 **Building Relevant Authority** **Building** Approved 21/2/2017
Referral

Land Division Lodged **Division**

Conditions of Approval

DEVELOPMENT PLAN CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NUMBER 781/0003/2017

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.

BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NUMBER 781/0003/2017

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

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

**Development 781/0014/2017**

781/0014/2017 - Brenton Fulwood - Domestic outbuilding

Application Date 9/3/2017**Development Approval****Appeal** No**Applicant Details** Fulwood, Brenton
Builder**Assessment Number** 7834526019
28797 Flinders Highway**Development Description** Domestic outbuilding**Planning Lodged** **Planning Relevant Authority** District Council**Referral****Building Lodged** 9/3/2017 **Building Relevant Authority** **Building** Approved 29/3/2017**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.
1. 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.
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. 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.
 - 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.

Fees

Lodgement Fee:	\$130.00
Planning Fee:	\$38.25
Building Fee:	\$211.20
Total Fee:	\$379.45



Development 781/0013/2017

781/0013/2017 - South Terrace Sceale Bay - Domestic Outbuilding (shed)

Application Date

Development Approval 5/3/2017

Appeal No

Applicant Details Renfrey, Phillip

Assessment Number 7832828005

Builder Renfrey, Phillip

18 South Terrace

Development Description Domestic outbuilding

Planning Lodged 3/3/2017 Planning Relevant Authority District Council Planning Approved 5/3/2017

Referral

Building Lodged 3/3/2017 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. 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. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
 - a. the collection of roof run-off in rainwater tanks
 - b. the use of rainwater for domestic purposes
 - c. the direction of surplus roof run-off onto garden areas
 - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.
6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

Fees

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

Development Commencement Date

Development Completed Date

Concurrence No



Development 781/0012/2017

781/0012/2017 - Michael Richardson - Allotment 66 - 27 Loveshack Route - Streaky Bay - Single Storey Detached Dwelling

Applicant Details Richardson, Michael (Mr)

Builder

Assessment Number 7834448751

27 Love shack route Streaky Bay SA 5680

Application Date 3/3/2017

Development Approval 5/3/2017

Appeal No

Development Description Dwelling

Planning Lodged **Planning Relevant Authority** District Council **Planning** Approved 4/3/2017

Referral

Building Lodged 3/3/2017 **Building Relevant Authority** **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 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 dwelling shall be provided with a water supply independent of mains reticulation available at all times for fire-fighting which:
 - a. Is located adjacent to the building or in another convenient location on the allotment
 - b. Is clearly identified and accessible to fire fighting vehicles; and
 - c. Comprises a minimum of 5,000 litres.
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 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.
6. No part of the structure shall encroach beyond the surveyed boundary.

Fees

Lodgement Fee: \$130.00

Planning Fee: \$312.50

Building Fee: \$624.67

Waste Water application

Development Commencement Date

Development Completed Date

Concurrence No

**Development 781/0012/2017**

781/0012/2017 - Michael Richardson - Allotment 66 - 27 Loveshack Route - Streaky Bay - Single Storey Detached Dwelling

Application Date 3/3/2017

Development Approval 5/3/2017

Applicant Details Richardson, Michael (Mr)

Assessment Number 7834448751

Appeal No

Builder

27 Love shack route Streaky Bay SA 5680

Continued...

\$104.00

Total Fee: \$1,171.17



Development 781/0011/2017

781/0011/2017 - Coast and Country Building Design - Reddings - Storage shed

Application Date 27/2/2017

Development Approval

Appeal No

Applicant Details

Coast and Country Building Design

Assessment Number 7830172057

Builder

Lot 7 Wells street

Development Description Storage shed

Planning Lodged Planning Relevant Authority District Council Planning Approved 9/3/2017

Referral

Development Commencement Date

Development Completed Date

Building Lodged Building Relevant Authority Building Approved 9/3/2017

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.
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. The developer is responsible for any repair work required to council infrastructure which is damaged as a result of the development.

Fees

Lodgement Fee:	\$130.00
Planning Fee:	\$105.00
Building Fee:	\$716.04
Total Fee:	\$951.04



Development 781/0006/2017

781/0006/2017 - Shearing Shed - MJ & PB Hebbberman Nominees PTY LTD - Poochera

Application Date 23/2/2017

Development Approval 29/3/2017

Appeal No

Applicant Details Davis, Anne (Miss.)

Assessment Number 7834254004

Builder

2246 Emerald Rise Poochera

Development Description Shearing Shed

Planning Lodged 23/2/2017 Planning Relevant Authority District Council Planning Approved

Referral

Building Lodged 23/2/2017 Building Relevant Authority 29/3/2017

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 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.
 - 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

Fees

Lodgement Fee: \$130.00
Planning Fee: \$128.83
Building Fee: \$737.10
Total Fee: \$995.93

Development Commencement Date

Development Completed Date

Concurrence No

**Development 781/0026/2017**

781/0026/2017 - Niel Daniel - 6 Linklater Street, Streaky Bay

Applicant Details

Daniel, Niel (Mr)

Builder**Assessment Number**

6 Linklater Street Streaky Bay

Application Date**Development Approval** 17/4/2017**Appeal** No**Development Description** Verandah extension

Planning Lodged	11/4/2017	Planning Relevant Authority	District Council	Planning	Approved	17/4/2017
Referral						

Building Lodged	11/4/2017	Building Relevant Authority		Building	Approved	17/4/2017
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 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.

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

Lodgement Fee:	\$61.00
Planning Fee:	\$38.25
Building Fee:	\$66.50
Total Fee:	\$165.50



Development 781/0026/2017

781/0026/2017 - Niel Daniel - 6 Linklater Street, Streaky Bay

Applicant Details

Daniel, Niel (Mr)

Builder

Assessment Number

6 Linklater Street Streaky Bay

Application Date

Development Approval 17/4/2017

Appeal No

Continued...

**Development 781/0025/2017**

781/0025/2017 - Graham Ferguson - Domestic outbuilding

Application Date 13/4/2017**Development Approval** 17/4/2017**Appeal** No**Applicant Details**

Ferguson, Graham (Mr)

Assessment Number 783246001***Builder**

21 Meeinderry Drive, Perlubie

Development Description Domestic outbuilding**Planning Lodged** 13/4/2017 **Planning Relevant Authority** District Council **Planning** Approved 17/4/2017**Referral****Building Lodged** 11/4/2017 **Building Relevant Authority** **Building** Approved 17/4/2017**Referral****Land Division Lodged****Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding (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. 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.
6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
8. The structure has been classified as a Class 10A non-habitable outbuilding as defined by the Building Code of Australia and shall not be used for permanent human habitation.
9. The proposed structure shall not be enclosed at any time without the prior consent of Council.

Fees

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

**Development 781/0022/2017**

781/0022/2017 - Ross & Liz McTaggart - Domestic outbuilding and verandah - Sceale Bay

Application Date 27/3/2017**Development Approval** 18/4/2017**Appeal** No**Applicant Details** McTaggart, Ross (Mr)
Builder Dan Sawon Sheds & Salvage**Assessment Number** 7832937009
14 Dunn Drive**Development Description** Verandah and shed**Planning Lodged** 27/3/2017 **Planning Relevant Authority** Development. **Planning** Approved 18/4/2017**Referral****Building Lodged** 27/3/2017 **Building Relevant Authority** **Building** Approved 18/4/2017**Referral****Land Division Lodged** **Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding (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. 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.
6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
8. The structure has been classified as a Class 10A non-habitable outbuilding as defined by the Building Code of Australia and shall not be used for permanent human habitation.
9. The proposed verandah shall not be enclosed at any time without the prior consent of Council.

Fees

Lodgement Fee:	\$130.00
Planning Fee:	\$105.00
Building Fee:	\$139.57
Total Fee:	\$374.57

**Development 781/0021/2017**

781/0021/2017 - David Stoll - Domestic outbuilding

Application Date**Development Approval** 17/4/2017**Appeal** No**Applicant Details** Stoll, David (Mr)**Assessment Number** 783244300**Builder** Stoll, David (Mr)

12 Falie Drive, Perlubie

Development Description Garage**Planning Lodged** 23/3/2017 **Planning Relevant Authority** District Council **Planning** Approved 17/4/2017**Referral****Building Lodged** 23/3/2017 **Building Relevant Authority** **Building** Approved 17/4/2017**Referral****Land Division Lodged****Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding (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. 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.
6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
8. 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:	\$38.25
Building Fee:	\$95.04
Total Fee:	\$263.29



Development 781/0018/2017

781/0018/2017 - Dennis Richardson - Replacing rusted z beams

Application Date 21/3/2017

Development Approval 17/4/2017

Appeal No

Applicant Details Richardson, Dennis

Assessment Number 783315900*

Builder Clark, Chris

49 Wytwater Drive, Fisherman's Paradise

Development Description Replacing rusted beams

Planning Lodged 21/3/2017 **Planning Relevant Authority** District Council **Planning** Approved 17/4/2017

Referral

Building Lodged 21/3/2017 **Building Relevant Authority** **Building** Approved 17/4/2017

Referral

Land Division Lodged

Division

Conditions of Approval

1. The proposed structure shall not be enclosed at any time without the prior consent of Council.
2. Steps, handrails and balustrade to the building shall comply with Part 3.9 of the Building Code of Australia.
3. The 150 x 45 laminated floor joists shall be at no more than 360mm centres.

Development Commencement Date

Development Completed Date

Concurrence No

Fees

Lodgement Fee: \$ 61.00
Building Fee: \$ 66.50
Total Fee: \$ 127.50



Development 781/0016/2017

781/0016/2017 - Mark Richardson - Additions to shed and dwelling

Application Date 16/3/2017

Development Approval 17/4/2017

Appeal No

Applicant Details Richardson, Mark (Mr)

Assessment Number 7834711505

Builder Braz, Tony (Mr)

41 Brougham Place

Development Description dwelling

Planning Lodged	Planning Relevant Authority District Council	Planning Approved	17/4/2017
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Referral

Building Lodged	Building Relevant Authority	Building Approved	17/4/2017
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Referral

Land Division Lodged	Division
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Development Commencement Date

Development Completed Date

Concurrence No

Conditions of Approval

DEVELOPMENT PLAN CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NUMBER 781/0016/2017

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.

I BUILDING RULES CONSENT CONDITIONS RELATING TO DEVELOPMENT APPLICATION NUMBER 781/0016/2017

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.

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

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

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

9. The proposed structure shall not be enclosed at any time without the prior consent of Council.

10. 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: \$38.25

Building Fee: \$118.80



Development 781/0016/2017

781/0016/2017 - Mark Richardson - Additions to shed and dwelling

Application Date 16/3/2017

Development Approval 17/4/2017

Appeal No

Applicant Details Richardson, Mark (Mr)

Assessment Number 7834711505

Builder Braz, Tony (Mr)

41 Brougham Place

Continued...

Total Fee: \$287.05

**Development 781/0029/2017**

781/0029/2017 - Dwelling with Pool - M & B Fox

Applicant Details Elizabeth Fox
Builder**Assessment Number** 7830375209
37 Flinders Drive**Application Date** 8/5/2017
Development Approval 23/5/2017
Appeal No**Development Description** Dwelling with pool**Planning Lodged** **Planning Relevant Authority** District Council **Planning** Approved 23/5/2017
Referral**Building Lodged** 8/5/2017 **Building Relevant Authority** **Building** Approved 23/5/2017
Referral**Land Division Lodged** **Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The building must be connected to 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. The discharge of backwater and waste water from the pool must be contained on site.
Back flush water shall not be directed to any part of the waste water control system (septic tank, soakage trenches or irrigation areas), Council's CWMS or Council's storm water system.
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. 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.
9. Wet areas shall comply with Minister's Specification SAF 1.7.
10. 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:	\$312.00
Planning Fee:	\$625.00
Building Fee:	\$939.70
Total Fee:	\$1876.70

**Development 781/0029/2017**

781/0029/2017 - Dwelling with Pool - M & B Fox

Applicant Details

Elizabeth Fox

Builder**Assessment Number**

7830375209

37 Flinders Drive

Application Date

8/5/2017

Development Approval

23/5/2017

Appeal

No

Continued...



Development 781/0010/2017

781/0010/2017 - Dwelling and domestic outbuilding - 15 Herbert Edwards Drive

Applicant Details John O'Brien
Builder

Assessment Number

Application Date 23/2/2017

Development Approval 4/5/2017

Appeal No

Development Description dwelling with outbuilding

Planning Lodged Referral	Planning Relevant Authority District Council	Planning Approved	1/5/2017
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Building Lodged Referral	23/2/2017	Building Relevant Authority	Building Approved	4/5/2017
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Land Division Lodged	Division
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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 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.
4. The building must be connected to the Streaky Bay Communal Waste Water Management System (CWMS) before it can be used for human habitation.
5. 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.

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. 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.

Fees

Lodgement Fee:	\$130.00
Planning Fee:	\$105.00
Building Fee:	\$491.82
Total Fee:	\$809.32

Development Commencement Date

Development Completed Date

Concurrence No



Development 781/0017/2017

781/0017/2017 - Scott and Bonnie Cheyne - Anderson Road

Application Date 16/3/2017

Development Approval 15/6/2017

Appeal No

Applicant Details Cheyne, Scott (Mr)

Assessment Number 7834694004

Builder Georgiou, Christopher

Lot 29 Anderson Road

Development Description dwelling

Planning Lodged	16/3/2017	Planning Relevant Authority	District Council	Planning	Approved	15/6/2017
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Referral

Building Lodged		Building Relevant Authority		Building	Approved	15/6/2017
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Referral

Land Division Lodged		Division	
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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 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 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

Fees

Lodgement Fee:	\$130.00
Planning Fee:	\$375.00
Building Fee:	\$693.25
Total Fee:	\$1198.25

Development Commencement Date

Development Completed Date

Concurrence No



Development 781/0017/2017

781/0017/2017 - Scott and Bonnie Cheyne - Anderson Road

Application Date 16/3/2017

Development Approval 15/6/2017

Appeal No

Applicant Details Cheyne, Scott (Mr)

Assessment Number 7834694004

Builder Georgiou, Christopher

Lot 29 Anderson Road

Continued...



Development 781/0036/2017

781/0036/2017 - Courtney Faulkner - Domestic outbuilding - 36 Brougham Place

Application Date 6/7/2017

Development Approval 27/7/2017

Appeal No

Applicant Details Faulkner, Courtney (mrs)

Assessment Number 7834711206

Builder Projects, Marsh (Mr)

36 Brougham Place

Development Description Domestic outbuilding

Planning Lodged 6/7/2017 **Planning Relevant Authority** District Council **Planning** Approved 20/7/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged 6/7/2017 **Building Relevant Authority** **Building** Approved 26/7/2017

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 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. 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.
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.

Fees

Lodgement Fee: \$133.00
Planning Fee: \$107.00
Building Fee: \$145.80
Total Fee: \$385.80

**Development 781/0035/2017**

781/0035/2017 - Nigel & Tara Brace - Two storey dwelling with Pool

Application Date 5/7/2017**Development Approval** 27/7/2017**Appeal** No**Applicant Details** Brace, Nigel (Mr)**Assessment Number** 7834694004**Builder**

55 Frederick Drive

Development Description Dwelling with Pool**Planning Lodged** 5/7/2017 **Planning Relevant Authority** District Council **Planning** Approved 18/7/2017**Referral****Development Commencement Date****Development Completed Date****Building Lodged** 5/7/2017 **Building Relevant Authority** **Building** Approved 27/7/2017**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 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. A 250mm reinforced concrete pipe shall be installed under the driveway crossover & shall be designed and constructed in accordance with AS 2891.1.
5. The dwelling shall be provided with a water supply independent of mains reticulation available at all times for fire-fighting which:
 - I. Is located adjacent to the building or in another convenient location on the allotment
 - II. Is clearly identified and accessible to fire fighting vehicles; and
 - III. Comprises a minimum of 5,000 litres.The discharge of backwater and waste water from the pool must be contained on site.
6. Back flush water shall not be directed to any part of the waste water control system (septic tank, soakage trenches or irrigation areas), Council's CWMS or Council's storm water system.
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.

Fees

Lodgement Fee: \$312.00

Planning Fee: \$812.50

Building Fee: \$1,141.37 **Total Fee:** \$2,265.87



Development 781/0035/2017

781/0035/2017 - Nigel & Tara Brace - Two storey dwelling with Pool

Applicant Details

Brace, Nigel (Mr)

Builder

Assessment Number 7834694004

55 Frederick Drive

Application Date 5/7/2017

Development Approval 27/7/2017

Appeal No

Continued...

Relationship	Record Number	Registered	Created
Alternatively contains	PM18/200	13/3/2018 at 8:49 AM	13/3/2018 at 8:49 AM
Alternatively contains	R18/6916	13/5/2018 at 6:19 PM	8/5/2018 at 3:19 PM



Development 781/0034/2017

781/0034/2017 - Peter Eldred - Domestic Outbuilding

Application Date 29/6/2017

Development Approval 19/7/2017

Appeal No

Applicant Details Eldred, Peter (Mr)

Assessment Number 7832209001

Builder

10 West Terrace Haslam

Development Description Domestic outbuilding

Planning Lodged 29/6/2017 Planning Relevant Authority District Council Planning Approved 13/7/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged 29/6/2017 Building Relevant Authority Building Approved 18/7/2017

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

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

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

6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
8. No part of the structure shall encroach beyond the surveyed boundary.

Fees

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



Development 781/0009/2017

781/0009/2017 - Daniel Haines - Eba Island - Dwelling and domestic outbuilding

Application Date 23/2/2017

Development Approval 10/7/2017

Appeal No

Applicant Details Haines, Daniel

Assessment Number 7832323007

Builder

4 Beorn Drive, Eba Anchorage

Development Description dwelling with domestic outbuilding

Planning Lodged Planning Relevant Authority District Council Planning Approved 27/3/2017

Referral

Development Commencement Date

Development Completed Date

Building Lodged Building Relevant Authority Building Approved 10/7/2017

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 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

Comprises a minimum of 5,000 litres.

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.

a. Expiry Date for Planning and Building Consents and Development Approvals

Development Plan Consent is valid for 12 months. The applicant must obtain Development

Approval within 12 months of the date of the decision or the consent will lapse.

It is necessary to obtain Building Rules Consent (if shown as STILL REQUIRED on this Decision

Notification Form) before full Development Approval is granted.

Once Development Approval is obtained, substantial work on the approved development must be

Fees

Lodgement Fee: \$130.00

Planning Fee: \$105.00

Building Fee: \$322.80

Total Fee: \$557.80



Development 781/0043/2017

781/0043/2017 - Statewide Pools - 36 Brougham Place - Swimming Pool

Application Date 28/7/2017

Development Approval 1/8/2017

Appeal No

Applicant Details Statewide Pools

Assessment Number 7834711206

Builder Statewide Pools

36 Brougham Place

Development Description Swimming pool

Planning Lodged

Planning Relevant Authority District Council Planning Approved

Development Commencement Date

Referral

Development Completed Date

Building Lodged

28/7/2017

Building Relevant Authority

Building Approved 27/7/2018

Referral

Concurrence No

Land Division Lodged

Division

Conditions of Approval

1. The pool and gate design, appearance and location details, as approved, may vary slightly however the design, construction & performance of fences (including boundary fences being at least 1.8m 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.
5. In accordance with SA Variation SA 4.2.2 Signage:
A first aid and cardiopulmonary resuscitation sign must:
 - i. be attached to the safety barrier of the swimming pool, or displayed near the swimming pool; and
 - ii. be at least 300 mm by 300 mm in size; and
 - iii. be made of durable and weatherproof material; and
 - iv. show information about the procedures for providing first aid, including performing cardiopulmonary resuscitation

Fees

Pool & spa lodgment fee	\$186.00
Planning fee	\$107.00



Development 781/0072/2016

781/0072/2016 - District Council of Streaky Bay - Reconstruction of gazebo at Sceale Bay

Application Date 8/12/2016

Development Approval 25/8/2017

Appeal No

Applicant Details Nottle, Robyn (Ms)

Assessment Number 7832946001

Builder Braz, Tony (Mr)

Sceale Bay

Development Description reconstruction of gazebo

Planning Lodged 8/12/2016 **Planning Relevant Authority** District Council **Planning** Approved 25/8/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged 8/12/2016 **Building Relevant Authority** **Building** Approved 18/12/2016

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.
Coastal Protection Boards Conditions
3. Any mechanical and electrical equipment vulnerable to water ingress should be made safe from a coastal flooding risk and therefore be protected or raised to the Coast Protection Board's minimum recommended level of 3.05 metres Australian Height Datum.
4. The shelter shall be located in a way that avoids damage to native vegetation or the sand dune.
5. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
6. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
7. The proposed structure shall not be enclosed at any time without the prior consent of Council.
 - 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 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

Fees



Development 781/0040/2017

781/0040/2017 - Dion Trezona - Farming storage shed - Finlayson Road

Application Date 24/7/2017

Development Approval 28/8/2017

Appeal No

Applicant Details Trezona, Dion
Builder Trezona, Neville

Assessment Number 7834136002
848 Finlayson Road

Development Description Farming building

Planning Lodged 24/7/2017 **Planning Relevant Authority** District Council **Planning** Approved 10/8/2017

Referral

Building Lodged 24/7/2017 **Building Relevant Authority** **Building** Approved 14/8/2017

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

Lodgement Fee: \$133.00
Planning Fee: \$107.00
Building Fee: \$242.06
Total Fee: \$482.06



Development 781/0039/2017

781/0039/2017 - Rivergum Homes - Lot 161 Bockelberg Hill Drive - Dwelling

Application Date 12/7/2017

Development Approval 28/8/2017

Appeal No

Applicant Details Rivergum Homes Building Designs

Assessment Number 7831003861

Builder Rivergum Homes Building Designs

PO Box 191

Development Description Dwelling

Planning Lodged 12/7/2017 Planning Relevant Authority District Council Planning Approved

Referral

Building Lodged 1/7/2017 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 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 underfloor ventilation is to be provided to this sub-floor area to meet the Building Code requirements.
4. 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
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.

Fees

Lodgement Fee: \$133.00
Planning Fee: \$161.45
Building Fee: \$397.32
Total Fee: \$691.77



Development 781/0039/2017

781/0039/2017 - Rivergum Homes - Lot 161 Bockelberg Hill Drive - Dwelling

Application Date 12/7/2017

Development Approval 28/8/2017

Appeal No

Applicant Details Rivergum Homes Building Designs

Assessment Number 7831003861

Builder Rivergum Homes Building Designs

PO Box 191

Continued...

Relationship	Record Number	Registered	Created
Alternatively contains	R18/1074	19/1/2018 at 2:55 PM	19/1/2018 at 2:11 PM

**Development 781/0020/2017**

781/0020/2017 - M. Dale - 171,172 Bockelberg Hill Drive - Double story dwelling and domestic outbuilding

Application Date 23/3/2017**Development Approval** 30/8/2017**Appeal** No**Applicant Details** Dale, M.**Assessment Number** 7831003466**Builder**

14 Bockelberg Hill Drive

Development Description Dwelling and Garage**Planning Lodged** 23/3/2017 **Planning Relevant Authority** District Council **Planning** Approved 15/4/2017**Referral****Building Lodged** 23/3/2017 **Building Relevant Authority** **Building** Approved 28/8/2017**Referral****Land Division Lodged** **Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding (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 garage shall only be used for domestic storage associated with the detached dwelling erected on the land.
6. 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

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.

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

Fees

Lodgement Fee: \$130.00
Planning Fee: \$500.00
Building Fee: \$1,209.59
Total Fee:



Development 781/0020/2017

781/0020/2017 - M. Dale - 171,172 Bockelberg Hill Drive - Double story dwelling and domestic outbuilding

Application Date 23/3/2017

Development Approval 30/8/2017

Applicant Details Dale, M .

Assessment Number 7831003466

Appeal No

Builder

14 Bockelberg Hill Drive

Continued...

\$1,839.59

**Development 781/0064/2016**

781/0064/2016 - Tony Braz - Storage Shed with Workshop

Application Date 20/10/2016**Development Approval****Appeal** No**Applicant Details** Braz, Tony (Mr)**Assessment Number** 7831238505**Builder** Braz, Tony (Mr)

Lot 69 Flinders Highway

Development Description Industrial Shed**Planning Lodged** 20/10/2016 **Planning Relevant Authority** District Council **Planning** Approved**Referral****Building Lodged** 20/10/2016 **Building Relevant Authority** **Building** Approved 30/8/2017**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. 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 crossover providing entry to the site shall be constructed with a minimum 300 mm reinforced concrete pipe with headwalls under the driveway to Council's satisfaction.
6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.

Fees

Lodgement Fee:	\$130.00
Planning Fee:	\$105.00
Building Fee:	\$439.12
Total Fee:	\$674.12



Development 781/0037/2017

781/0037/2017 - Tony Bulke - Garage and verandah - Lot 7 Westall Way, Fishermans Paradise

Application Date 6/7/2017

Development Approval

Appeal No

Applicant Details Bulke, Tony (Antanas)

Assessment Number 7833164001

Builder Bulke, Tony (Antanas)

7 Westall Way

Development Description Garage and verandah

Planning Lodged 6/7/2017 Planning Relevant Authority District Council Planning Approved 13/7/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged Building Relevant Authority Building Approved 31/8/2017

Referral

Concurrence No

Land Division Lodged Division

Conditions of Approval

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

Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
4. All storm water from the buildings 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. 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.
6. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
7. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
8. No part of the structure shall encroach beyond the surveyed boundary.

Fees

Lodgement Fee:	\$133.00
Planning Fee:	\$39.00
Building Fee:	\$68.00
Total Fee:	\$240.00



Development 781/0047/2017

781/0047/2017 - Roger The Roving Vet - 24 Alfred Terrace Streaky Bay

Application Date 17/8/2017

Development Approval

Appeal No

Applicant Details Roger the Roving Vet
Builder

Assessment Number 783002300
PO Box 2139 Port Augusta

Development Description re purpose of building

Planning Lodged Referral	Planning Relevant Authority District Council	Planning Withdrawn
Building Lodged Referral	Building Relevant Authority	Building Withdrawn
Land Division Lodged	Division	

Development Commencement Date

Development Completed Date

Concurrence No

Fees

**Development 781/0041/2017**

781/0041/2017 - Jeremy Gill - Carport - 20 Montgomerie Terrace, Streaky Bay

Application Date 24/7/2017**Development Approval** 6/9/2017**Appeal** No**Applicant Details** Gill, Jeremy (Mr)
Builder Horgan, Anthony (Mr)**Assessment Number** 7830320005
20 Montgomerie Terrace**Development Description** Carport**Planning Lodged** 24/7/2017 **Planning Relevant Authority** District Council **Planning** Approved 6/9/2017**Referral****Building Lodged** **Building Relevant Authority** **Building** Approved 6/9/2017**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. 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

Lodgement Fee:	\$133.00
Planning Fee:	\$39.00
Building Fee:	\$68.00
Total Fee:	\$240.00

**Development 781/0027/2017**

781/0027/2017 - Samira Cummins - Addition and alterations to house and deck - 31 Mudge Terrace

Application Date 20/4/2017**Development Approval** 29/9/2017**Appeal** No**Applicant Details** Cummins, Samira (Miss.)**Assessment Number** 7830463006**Builder** Georgiou, Christopher

31 Mudge Terrace

Development Description extensions**Planning Lodged** 20/4/2017 **Planning Relevant Authority** District Council **Planning** Approved 21/9/2017**Referral****Building Lodged** 20/4/2017 **Building Relevant Authority** **Building** Approved 21/9/2017**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. 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. 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. 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:	\$66.50
Total Fee:	\$301.50

**Development 781/0047/2016**

781/0047/2016 - Allan Williams - Carport - 128 Cape Bauer Road

Application Date 23/8/2016**Development Approval** 25/9/2017**Appeal** No**Applicant Details** Williams, Allan**Assessment Number** 7834436005**Builder** Sawon, Daniel

128 Cape Bauer Road

Development Description Extentions

Planning Lodged Referral	Planning Relevant Authority District Council	Planning Approved
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Development Commencement Date**Development Completed Date**

Building Lodged Referral	Building Relevant Authority	Building Approved	25/9/2017
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Concurrence No

Land Division Lodged	Division
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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

Fees

Lodgment Fee \$130

Planning Fee \$105

Building Fee \$107

**Development 781/0047/2016**

781/0047/2016 - Allan Williams - Carport - 128 Cape Bauer Road

Application Date 23/8/2016**Development Approval** 25/9/2017**Applicant Details** Williams, Allan**Assessment Number** 7834436005**Appeal** No**Builder** Sawon, Daniel

128 Cape Bauer Road

Continued...

Total Fee \$342.03



Development 781/0052/2017

781/0052/2017 - Aaron Hein - 27 Elizabeth Street, Streaky Bay - Domestic Outbuilding

Application Date 20/9/2017

Development Approval 28/9/2017

Appeal No

Applicant Details Hein, Aaron (Mr)
Builder Dan Sawon Sheds & Salvage

Assessment Number 7830487008
27 Elizabeth Street, Streaky Bay

Development Description Domestic outbuilding

Planning Lodged 20/9/2017 **Planning Relevant Authority** District Council **Planning** Approved 28/9/2017
Referral

Building Lodged 20/9/2017 **Building Relevant Authority** **Building** Approved 28/9/2017
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 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 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.

Development Commencement Date

Development Completed Date

Concurrence No

Fees

Lodgement Fee: \$133.00
Planning Fee: \$39.00
Building Fee: \$68.00
Total Fee: \$240.00



Development 781/0053/2017

781/0053/2017 - Fen Architecture , Dave and Jackie Campbell - Amendments to development application
781/0031/2017

Applicant Details Fen Architecture
Builder

Assessment Number 7830057008
6 Redlyn Ct Streaky Bay

Application Date 21/9/2017

Development Approval 21/9/2017

Appeal No

Development Description two storey dwelling

Planning Lodged 21/9/2017 **Planning Relevant Authority** District Council **Planning** Approved 21/9/2017

Referral

Building Lodged 21/9/2017 **Building Relevant Authority** **Building** Approved 21/9/2017

Referral

Land Division Lodged **Division**

Development Commencement Date

Development Completed Date

Concurrence No

Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The proposed building shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
3. The outbuilding (shed) 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 dwelling 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
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. Certificate of insurance

The owner of the land on which the domestic building work is to be performed by a building work contractor must ensure that a certificate of insurance (building indemnity insurance policy required under Division 3 of Part 5 of the Building Work Contractors Act 1995), in relation to that work, is lodged with the Council on or before giving notice of commencement of the building work under Development Regulations 2008 (Regulation 74).

Fees

Relationship	Record Number	Registered	Created
Alternatively contains	R17/12236	25/9/2017 at 1:47 PM	25/9/2017 at 1:45 PM



Development 781/0053/2017

781/0053/2017 - Fen Architecture , Dave and Jackie Campbell - Amendments to development application
781/0031/2017

Applicant Details Fen Architecture
Builder

Assessment Number 7830057008
6 Redlyn Ct Streaky Bay

Application Date 21/9/2017

Development Approval 21/9/2017

Appeal No

Continued...

Alternatively contains	R17/12235	25/9/2017 at 1:44 PM	25/9/2017 at 1:11 PM
Alternatively contains	R17/12311	26/9/2017 at 10:59 AM	26/9/2017 at 10:40 AM
Alternatively contains	R17/12317	26/9/2017 at 11:01 AM	26/9/2017 at 11:00 AM
Alternatively contains	R17/12379	26/9/2017 at 4:31 PM	26/9/2017 at 2:56 PM

**Development 781/0042/2017**

781/0042/2017 - Devron Herbert - Carport - 12 Wharff Street

Application Date 27/7/2017**Development Approval** 18/9/2017**Appeal** No**Applicant Details** Herbert, Devron**Assessment Number** 7830958017**Builder** Herbert, Devron

12 Wharff Street

Development Description Carport**Planning Lodged** 27/7/2017 **Planning Relevant Authority** District Council **Planning** Approved 14/9/2017**Referral****Building Lodged** 27/7/2017 **Building Relevant Authority** **Building** Approved 17/9/2017**Referral****Land Division Lodged****Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. The external materials and finishes of the new building work shall match those of the existing building, to the reasonable satisfaction of the Council or its delegate.
3. All storm water from the building and paved areas shall be retained on site wherever possible by using the following techniques:
 - a. the collection of roof run-off in rainwater tanks
 - b. the use of rainwater for domestic purposes
 - c. the direction of surplus roof run-off onto garden areas
 - d. the design of paved areas so that storm water is directed onto garden areas.In all circumstances storm water from the site shall not be directed towards adjoining privately owned land, waste water control systems or any buildings. Any excess storm water should be managed to prevent erosion or pollution of the site and adjoining Council land by directly connecting storm water overflow to Council's storm water infrastructure system.
4. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
5. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
6. 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:	\$62.50
Planning Fee:	\$39.00
Building Fee:	\$68.00
Total Fee:	\$169.50

**Development 781/0042/2017**

781/0042/2017 - Devron Herbert - Carport - 12 Wharff Street

Application Date 27/7/2017**Development Approval** 18/9/2017**Appeal** No**Applicant Details** Herbert, Devron**Assessment Number** 7830958017**Builder** Herbert, Devron

12 Wharff Street

Continued...



Development 781/0048/2017

781/0048/2017 - RL & JA Dean - Little Islands Road - Solar panels & Advertising sign

Application Date 23/8/2017

Development Approval 6/9/2017

Appeal No

Applicant Details Dean, Ron

Assessment Number 7834715020

Builder Dean, Ron

101 Little Island Road

Development Description Solar Panels

Planning Lodged 23/8/2017 **Planning Relevant Authority** District Council **Planning** Approved 4/9/2017

Referral

Building Lodged 23/8/2017 **Building Relevant Authority** **Building** Approved 6/9/2017

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. Only advertisements relating to the goods and activities available on the subject land shall be displayed on the here approved sign.
3. The structures shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
4. No part of the structure shall encroach beyond the surveyed boundary.

Fees

Lodgement Fee:	\$133.00
Planning Fee:	\$39.00
Building Fee:	\$68.00
Total Fee:	\$240.00



Development 781/0049/2017

781/0049/2017 - All steel Transportable Homes - Single Storey Detached dwelling - 72 Wells Street

Application Date 25/8/2017

Development Approval 6/9/2017

Appeal No

Applicant Details All Steel Transportable Home

Assessment Number 7834444355

Builder All Steel Transportable Home

Lot 42 Vida May Way

Development Description Transportable Home

Planning Lodged **Planning Relevant Authority** District Council **Planning** Approved 25/8/2017

Referral **Development Commencement Date**

Building Lodged 25/8/2017 **Building Relevant Authority** **Building** Approved 6/9/2017

Referral **Development Completed Date**

Land Division Lodged **Concurrence** No

Conditions of Approval **Division**

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 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.

4. 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.

5. The outbuilding (shed) 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.

6. 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.

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 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 for domestic purposes

Fees

Building Fee: \$113.40

Total Fee: \$113.40



Development 781/0050/2017

781/0050/2017 - Domestic Outbuilding - Lot 190 Reston Park Drive - Gregory White

Application Date

Development Approval 13/9/2017

Appeal No

Applicant Details White, Gregory (Mr)

Assessment Number

Builder White, Gregory (Mr)

Lot 190 Reston Park Road, Streaky Bay

Development Description Domestic outbuilding

Planning Lodged 6/9/2017 Planning Relevant Authority District Council Planning Approved 13/9/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged 6/9/2017 Building Relevant Authority Building Approved 13/9/2017

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 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 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.
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.
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

Fees

Lodgement Fee: \$133.00
Planning Fee: \$107.00
Building Fee: \$108.00
Total Fee: \$348.00



Development 781/0051/2017

781/0051/2017 - Dwelling - T & M Clark - 45 Deor Way Eba Anchorage

Application Date 20/9/2017

Development Approval

Appeal No

Applicant Details Clark, T & M

Assessment Number 7832338006

Builder

45 Deor Way, Eba Anchorage

Development Description Dwelling

Planning Lodged 20/9/2017 Planning Relevant Authority District Council Planning Approved 28/9/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged Building Relevant Authority Building Approved 21/5/2017

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 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.

Fees

Lodgement Fee:	\$133.00
Planning Fee:	\$187.50
Staged Consent Fee:	\$62.50
Total Fee:	\$383.00



Development 781/0055/2017

781/0055/2017 - District Council of Streaky Bay - Replacement of freestanding sign and frame - 21 Bay Road, Streaky Bay

Applicant Details Williams, Penny (Mrs)
Builder

Assessment Number 7830297001
21 Bay Road, Streaky Bay

Application Date 4/10/2017
Development Approval 16/10/2017
Appeal No

Development Description Freestanding sign and frame

Planning Lodged 4/10/2017 **Planning Relevant Authority** District Council **Planning** Approved 11/10/2017
Referral

Building Lodged 4/10/2017 **Building Relevant Authority** **Building** Approved 15/10/2017
Referral

Land Division Lodged **Division**

Conditions of Approval

1. The development shall be carried out in accordance with the details and plans submitted with the application, other than where required to be varied by the following conditions.
2. Only advertisements relating to the good and services available on the subject land shall be constructed on the site.
1. The footing shall be 800mm deep 300mm wide.
2. No part of the structure shall encroach beyond the surveyed boundary.

Development Commencement Date
Development Completed Date

Concurrence No

Fees

**Development 781/0056/2017**

781/0056/2017 - James Petty - Extention to dwelling - 14 Flinders Drive, Streaky Bay

Applicant Details Petty, James
Builder Box, Matthew**Assessment Number** 7830073008
14 Flinders Drive**Application Date** 4/10/2017**Development Approval** 16/10/2017**Appeal** No**Development Description** Extentions to dwelling**Planning Lodged** 4/10/2017 **Planning Relevant Authority** District Council **Planning** Approved 11/10/2017
Referral**Building Lodged** 4/10/2017 **Building Relevant Authority** **Building** Approved 15/10/2017
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. 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. 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. 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:	\$133.00
Planning Fee:	\$107.00
Building Fee:	\$68.00
Total Fee:	\$308.00



Development 781/0015/2017

781/0015/2017 - Karly Kayser & Nathan Woolford - 41-43 Oscar Williams Drive - Dwelling

Application Date 16/3/2017

Development Approval

Appeal No

Applicant Details Kayser, Karly

Assessment Number 7831209018

Builder

41-43 Oscar Williams Drive

Development Description dwelling

Planning Lodged 16/3/2017 **Planning Relevant Authority** District Council **Planning** Withdrawn

Referral

Building Lodged **Building Relevant Authority** **Building** Withdrawn

Referral

Land Division Lodged **Division**

Development Commencement Date

Development Completed Date

Concurrence No

Fees



Development 781/0032/2017

781/0032/2017 - Lyndsay Zippel - Workshop and Retail

Applicant Details Lyndsay Zippel
Builder

Assessment Number 7830452008
3 Mudge terrace

Application Date 22/5/2017

Development Approval

Appeal No

Development Description Workshop with retail

Planning Lodged 22/5/2017 **Planning Relevant Authority** District Council **Planning** Withdrawn
Referral

Building Lodged 22/5/2017 **Building Relevant Authority** **Building** Withdrawn
Referral

Land Division Lodged **Division**

Development Commencement Date

Development Completed Date

Concurrence No

Fees

**Development 781/0054/2017**

781/0054/2017 - Anthony Jones - Second Hand detached single Storey dwelling

Application Date 22/9/2017**Development Approval** 23/10/2017**Appeal** No**Applicant Details** Jones, Anthony**Assessment Number** 7834440354**Builder**

Lot 30 Kennedy Road

Development Description relocating a transportable dwelling**Planning Lodged** 22/9/2017 **Planning Relevant Authority** District Council **Planning** Approved 27/9/2017**Development Commencement Date****Referral****Development Completed Date****Building Lodged** 22/9/2017 **Building Relevant Authority** **Building** Approved 17/10/2017**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 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. 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 building must be connected to an approved waste water disposal system before it can be used for human habitation.
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.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. No part of the structure shall encroach beyond the surveyed boundary.
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 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.
10. Wet areas shall comply with Minister's Specification SAF 1.7.

Fees

Lodgement Fee:	\$133.00
Planning Fee:	\$107.00
Building Fee:	\$246.42
Total Fee:	\$486.42



Development 781/0068/2017

781/0068/2017 - Dwelling and domestic outbuilding - Jamie Cooper - 6 Beorn Drive, Eba Anchorage

Application Date 6/11/2017

Development Approval 29/11/2017

Appeal No

Applicant Details Cooper, Jamie (Mr)

Assessment Number 783244700*

Builder Cooper, Jamie (Mr)

6 Beorn Drive

Development Description Dwelling and verandah

Planning Lodged 6/11/2017 **Planning Relevant Authority** District Council **Planning** Approved 6/11/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged 6/11/2017 **Building Relevant Authority** **Building** Approved 23/11/2017

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.
4. Note: Adequate underfloor ventilation is to be provided to this sub-floor area to meet the Building Code requirements.
5. The dwelling shall be provided with a water supply independent of mains reticulation available at all times for fire-fighting which:
 - I. Is located adjacent to the building or in another convenient location on the allotment
 - II. Is clearly identified and accessible to fire fighting vehicles; and
 - III. Comprises a minimum of 5,000 litres.
6. 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.
7. The outbuilding shall not be used or converted for use for human habitation.

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

8. 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

9. 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

Fees

Lodgement Fee: \$133.00
Planning Fee: \$312.50
Building Fee: \$712.71
Total Fee:

**Development 781/0068/2017**

781/0068/2017 - Dwelling and domestic outbuilding - Jamie Cooper - 6 Beorn Drive, Eba Anchorage

Application Date 6/11/2017**Development Approval** 29/11/2017**Applicant Details** Cooper, Jamie (Mr)**Assessment Number** 783244700***Appeal** No**Builder** Cooper, Jamie (Mr)

6 Beorn Drive

Continued...

\$1,158.21



Development 781/0066/2017

781/0066/2017 - Paul and Joan Hollitt - 3 Johnson Street - Extensions to decking

Application Date 2/11/2017

Development Approval 27/11/2017

Appeal No

Applicant Details Hollitt, Joan

Assessment Number 7830863018

Builder Georgiou, Christopher

3 Johnson Street

Development Description Extensions to existing decking

Planning Lodged 2/11/2017 **Planning Relevant Authority** District Council **Planning** Approved 6/11/2017

Development Commencement Date

Referral

Development Completed Date

Building Lodged 2/11/2017 **Building Relevant Authority** **Building** Approved 13/11/2017

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. 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. 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 proposed structure shall not be enclosed at any time without the prior consent of Council.
7. Steps, handrails and balustrade to the building shall comply with Part 3.9 of the Building Code of Australia.

Fees

Lodgement Fee:	\$133.00
Planning Fee:	\$107.00
Building Fee:	\$68.00
Total Fee:	\$308.00



Development 781/0060/2017

781/0060/2017 - Russell Redman - Additions and Extensions to dwelling and new domestic outbuilding - 10 Elizabeth Street, Streaky Bay

Applicant Details Redman, Russell (Mr)

Builder

Assessment Number Elizabeth Street

10 Elizabeth Street, Streaky Bay

Application Date 11/10/2017

Development Approval 30/11/2017

Appeal No

Development Description Extensions to dwelling and new shed

Planning Lodged 11/10/2017 **Planning Relevant Authority** District Council **Planning** Approved 26/11/2017

Referral

Building Lodged 11/10/2017 **Building Relevant Authority** **Building** Approved 27/11/2017

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 extension shall match those of the existing building, to the reasonable satisfaction of the Council or its delegate.
3. The proposed outbuilding shall be clad with non-reflective materials, (factory colour coated sheet metal or equivalent), with approved colours to blend in with the character and amenity of the locality. Any painting associated with achieving this requirement shall be completed within three months of construction of the structure/building.
4. The 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.

5. The outbuilding shall not be used or converted for use for human habitation.
Human habitation includes the occupation of the building whether on a part time, overnight or on a permanent basis.
6. The dwelling extension 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

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.

Fees

Lodgement Fee: \$133.00

Planning Fee: \$107.00

Building Fee: \$176.88



Development 781/0060/2017

781/0060/2017 - Russell Redman - Additions and Extensions to dwelling and new domestic outbuilding - 10 Elizabeth Street, Streaky Bay

Applicant Details Redman, Russell (Mr)
Builder

Assessment Number Elizabeth Street
10 Elizabeth Street, Streaky Bay

Application Date 11/10/2017

Development Approval 30/11/2017

Appeal No

Continued...

Total Fee: \$416.88

Action Name	Responsibility	Due	Start
For Your Information	Jennifer Brewis	11/12/2017 at 9:31 AM	27/11/2017 at 9:31 AM
Completed On 1/12/2017 at 12:39 PM			

**Development 781/0070/2017**

781/0070/2017 - Double door garage - Trudy Blake - 36 Bay Road, Streaky Bay

Application Date 9/11/2017**Development Approval** 4/12/2017**Appeal** No**Applicant Details** Blake, Trudy**Assessment Number** 7830629002**Builder** Mohi, Kaaron (Mr)

34 Bay Road

Development Description Garage**Planning Lodged** 9/11/2017 **Planning Relevant Authority** District Council **Planning** Approved 4/12/2017**Referral****Building Lodged** 9/11/2017 **Building Relevant Authority** **Building** Approved 4/12/2017**Referral****Land Division Lodged****Division****Development Commencement Date****Development Completed Date****Concurrence** No**Conditions of Approval**

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

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

5. The structure shall be constructed in accordance with the manufacturer's certified design for the relevant wind speed, and shall be securely braced and tied down to the footings.
6. Stormwater shall be diverted away from the building and shall not pond against or near the footings and shall not be discharged or flow onto adjoining land. Where drainage is directed to the street water table, this shall be by way of a council approved storm water drainage system.
7. 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:	\$133.00
Planning Fee:	\$39.00
Building Fee:	\$68.00
Total Fee:	\$240.00

**Development 781/0063/2017**

781/0063/2017 - Annette Herbert - Double Garage - 18 Wharff Street, Streaky Bay

Application Date 16/10/2017**Development Approval** 4/12/2017**Appeal** No**Applicant Details** Herbert, Annette
Builder Georgiou, Christopher**Assessment Number** 7830956513
18 Wharff Street**Development Description** Double Garage**Planning Lodged** 16/10/2017 **Planning Relevant Authority** District Council **Planning** Approved 28/11/2017
Referral**Building Lodged** 16/10/2017 **Building Relevant Authority** **Building** Approved 3/12/2017
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. There shall be no additional crossover constructed on any road frontage although existing crossovers may be replaced/relocated subject to Section 221 approval under the Local Government Act.
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:	\$133.00
Planning Fee:	\$39.00
Building Fee:	\$68.00
Total Fee:	\$240.00



Development 781/0063/2017

781/0063/2017 - Annette Herbert - Double Garage - 18 Wharff Street, Streaky Bay

Application Date 16/10/2017

Development Approval 4/12/2017

Appeal No

Applicant Details Herbert, Annette
Builder Georgiou, Christopher

Assessment Number 7830956513
18 Wharff Street

Continued...

Action Name	Responsibility	Due	Start
For Your Information	Jennifer Brewis	11/12/2017 at 9:30 AM	27/11/2017 at 9:30 AM
Completed On 28/11/2017 at 1:52 PM			