

Development Application Form

COUNTER



Please complete this form in BLOCK LETTERS and return by:

- Post: PO Box 396, Kadina SA 5554 / 51 Taylor Street, Kadina SA 5554
- Email: info@coppercoast.sa.gov.au

29 MAY 2020

1. Application Type (select one)			
<input type="checkbox"/> Development Plan Consent only (Planning only)	<input type="checkbox"/> Building Rules Consent only (Building only)	<input checked="" type="checkbox"/> Development Approval (Planning and Building)	<input type="checkbox"/> 5 Day Quick Planning Consent (excl Building) <input type="checkbox"/> Residential Code
2. Location of Proposed Development			
Unit/House No: 10218	Lot/Section No: 911	Street: Spencer Hwy	
Suburb: Wallaroo	Postcode: 5556	Certificate of Title: Volume: 5552615 Folio:	
3. Details of Parties			
Applicant			
Name: Ryan Kelly		Address: 10218 Spencer Hwy	
Contact No: 0447 002213		Email: as Below	
Owner <input type="checkbox"/> as applicant			
Name: Brofern Pty Ltd		Address: Main Road Galwer	
Contact No:		Email: tabusoro@farming@outlook.com	
Builder <input checked="" type="checkbox"/> owner building <input type="checkbox"/> as applicant <input type="checkbox"/> to be advised			
Name:		Address:	
Contact No:		Email:	
Builder/Supervisor Licence No:			
Contact Person: (For future information relating to the application) <input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Builder			
4. Development Proposal Details:			
Description of Proposed Development: Sheds for sailing boats and farm trailer			
Existing Use of Property:			
Development Cost (excluding fitout): 40,000			
5. Insurance			
CONSTRUCTION INDUSTRY TRAINING LEVY PAID: <input type="checkbox"/> Yes (attach receipt) <input type="checkbox"/> No <input type="checkbox"/> Not Applicable Payment required if development cost exceeds \$40,000. Further details and payment can be made at www.citb.org.au			
6. Declarations (please tick)			
<input checked="" type="checkbox"/> I have attached two (2) copies plans, signed electricity declaration, a current copy of the Certificate of Title and acknowledge payment of all associated fees is required prior to consideration.			
<input type="checkbox"/> If applying for a five (5) day quick planning assessment, a completed checklist is attached.			
<input type="checkbox"/> I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Development Act and Regulations 2008. Details forming part of the application may be included in a Development Assessment Panel agenda published on Council's website.			
<input type="checkbox"/> I have sought permission from the architect/engineer to allow reproduction of the application documents for provision to third parties.			
Name: Ryan Kelly		Signed:	Date: 29-05-20
Office use only		Assessment No: A	Fees paid: 872.10
Records File: 3.71.4 File No:		Development No: 340/207/20	Receipt No: 373999 Date: 29-5-20

BUILDING SAFELY NEAR POWERLINES



Declaration

I, Ryan Kelly

- the applicant or
 the person acting on behalf of the applicant

for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996 .

I make this declaration under clause 2A (1) of Schedule 5 of the Development Regulations 2008.

I declare the information that I have provided on this application form is correct to the best of my knowledge and I authorise Council to contact any parties cited on this document relating to matters specific to this declaration for further information.

Signed: 

Date: 17-05-2020

Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 2008), other than where the development is limited to

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

- a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5

An information brochure: 'Building safely near powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons. This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at https://www.sa.gov.au/data/assets/pdf_file/0003/18606/150513-Building-safely-near-powerlines-web.pdf

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.

Industrial, Commercial and Retail

- In addition to New/Addition/Alteration to Dwelling 12 items on previous page;
- Specific use proposed including the various activities to be carried on the site
- Essential Safety Provisions (ESP) details
- Location of storage, loading and unloading areas
- Location of any required hydrants, boosters or street fire plugs
- Description of all processes, machines and activities
- Expected days and times of operation
- Expected number of employees
- Car parking areas and pathways, including layout, line marking and design levels
- Various stages in which the development is to be finalised (if applicable)
- Details of any lease or sub-lease.
- Details and methods of waste storage and disposal

Demolition

- Demolition Application Form – completed and signed
- Site Plan (showing all existing buildings and highlighting proposed structures to be demolished)
- Description of work
 - A description detailing the extent of demolition work, including any fencing.
 - A written description of the demolition procedure, including details of the measures to be taken to provide satisfactory levels of safety on and around the site and street tree protection.
 - Contact details of contractor or person engaged that will be responsible for the removal.
 - Method to be used to suppress dust on the site
 - Method to prevent mud, dirt and other debris from the site onto the public road
 - Method to handle hazardous materials on the site? Does the dwelling contain asbestos? And if so, the method of removal and transportation from the site.
 - A waste disposal plan, outlining where materials will be disposed.
- All waste control systems must be desludged, removed and the site rehabilitated. Council Environmental Officer is to be notified to inspect the site prior to back filling.

Swimming Pool

- Details of safety fencing (type and location)
- Structural details of swimming pool
- Location of pool pump, include skimmer box details
- CPR safety signage

Advertising Sign

- Site plan
- Elevation plan
- Clearances (from footpath for example)
- Colours & graphics
- Fixing Details (including bolt sizes)
- Details of protection against corrosion

Change of Land Use Application – provide 2 copies of the following

- Details of existing approved land use
- Site plan
- Floor plans depicting new use(s)
- Parking provisions (ingress, egress and onsite movements. Loading and unloading facilities)
- Hours of operation, peak seasons
- Plant or machinery to be installed
- Details of onsite storage and collection/management of refuse

Additional Information may be required depending on nature of proposed development

- A site survey undertaken by an engineer/surveyor
- A streetscape plan showing the front elevation of the proposed development and those of existing adjacent buildings
- A landscaping plan
- A locality plan showing the site of the proposed development and features/uses of nearby land
- An overshadowing diagram, illustrating the extent of shadow that would be cast by the proposed development over adjoining properties.
- A car parking survey and traffic impact report
- A site contamination and remediation report
- Statement of Effect for Non-Complying Development (refer to Non-Complying Development Guide)

*For any queries regarding development application requirements please contact
Council's Development Services on (08) 8828 1200 (press 3).*

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5552 Folio 615

Parent Title(s) CT 1730/57
Creating Dealing(s) CONVERTED TITLE
Title Issued 07/07/1998 **Edition** 5 **Edition Issued** 11/10/2019

Estate Type

FEE SIMPLE

Registered Proprietor

BROFERN PTY. LTD. (ACN: 051 788 802)
OF C/- 47 ADELAIDE ROAD GAWLER SOUTH SA 5118

Description of Land

SECTION 911
HUNDRED OF WALLAROO
IN THE AREA NAMED WALLAROO PLAIN

Easements

NIL

Schedule of Dealings

Dealing Number	Description
13185536	MORTGAGE TO WIN SECURITIES LTD. (ACN: 007 346 223)

Notations

Dealings Affecting Title NIL

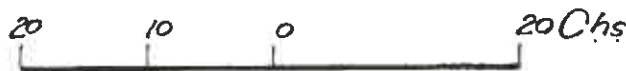
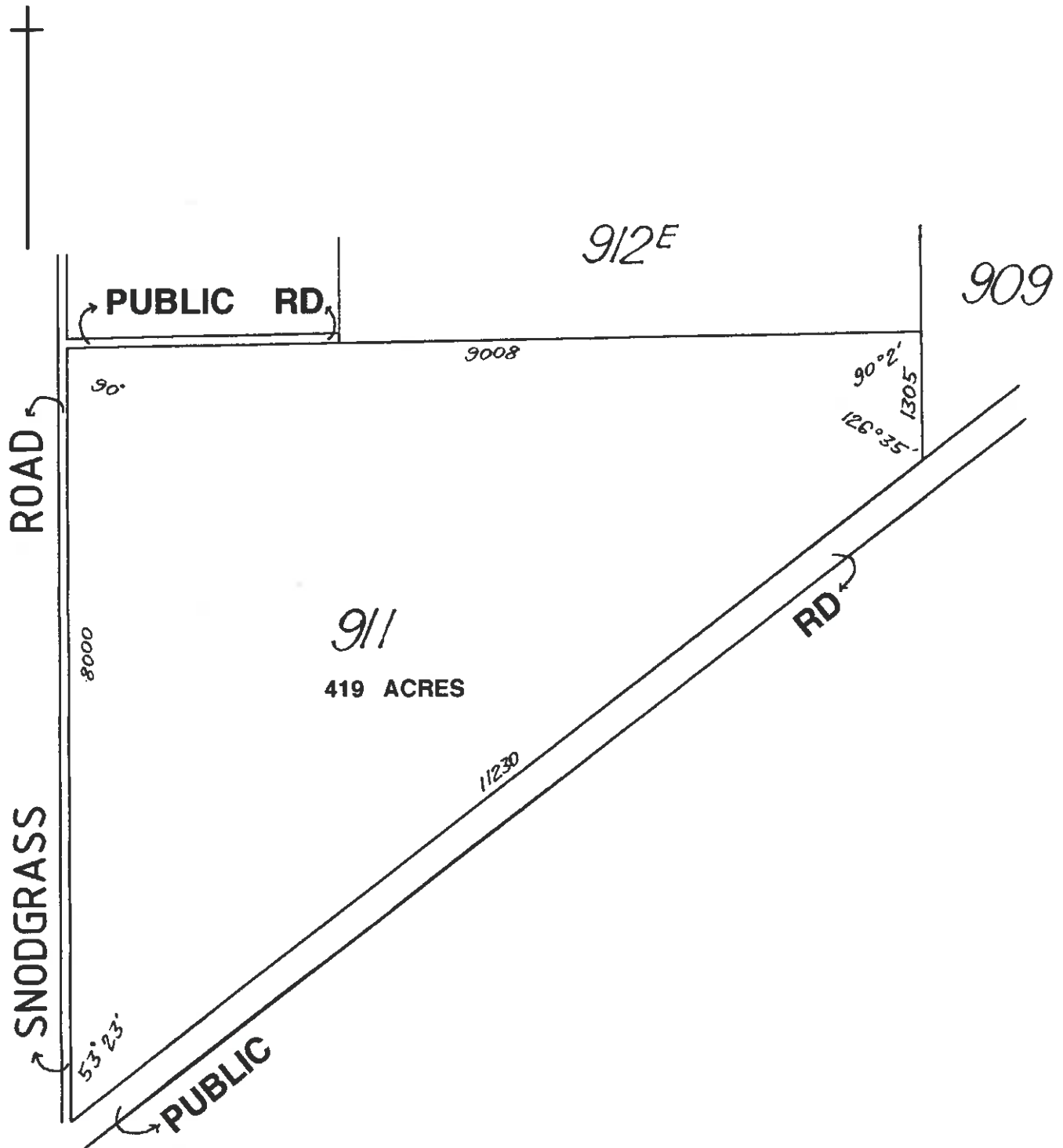
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 28/2003

Administrative Interests NIL



FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²



885.38

Shed
40m x 20
(Spanlift)

Proposed

293.42

9m

12m

16m

540/201/20.

COUNTER

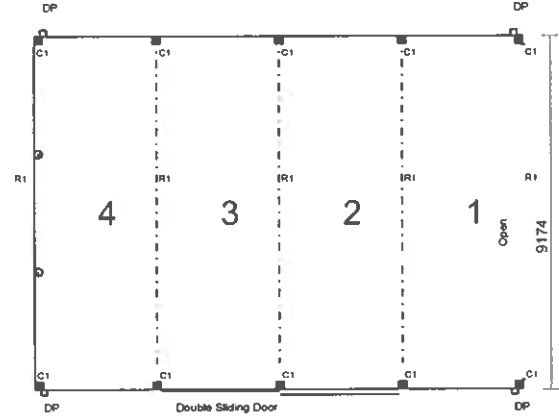
26 JUN 2020



10218 Spencer Highway WALLAROO



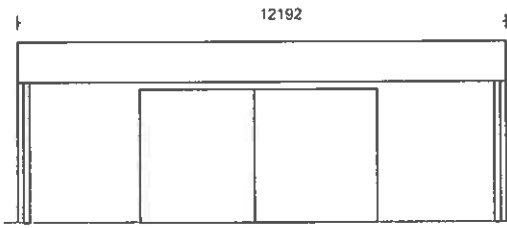
Proposed Project for Mr. Ryan Kelly			
Postal Address	Site Address	Monday, 2 Sep 2019	OLYMPIC
		Prepared by - Stephen Duffy	PO Box 46 Para Hills S.A 5098
		Order # -	Ph (08) 8349 5744
	Kurtas	Quote Ref # - sd3182	Fax (08) 8349 4222
		Scale - 1:100	



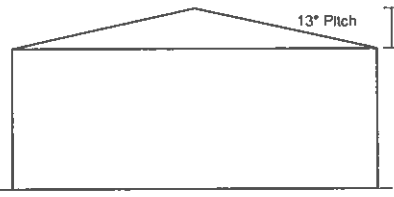
COLOUR CHART

ROOF COLOUR - TBA
 RIDGE COLOUR - TBA
 WALL COLOUR - TBA
 GUTTER COLOUR - TBA

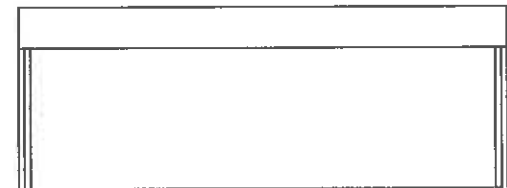
- SIDE COLUMNS
- GABLE END COLUMNS



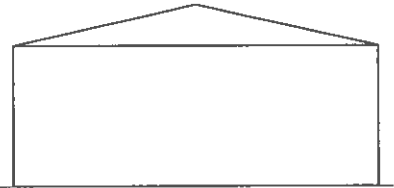
LEFT HAND SIDE



FRONT



RIGHT HAND SIDE

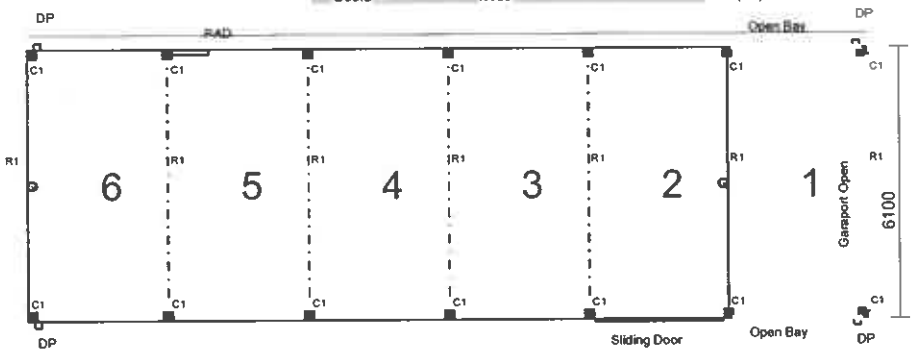


BACK

Proposed Project for Mr Ryan Kelly

Postal Address	Site Address	Monday	Date Prepared -	Monday, 2 Sep 2019
			Prepared by -	Stephen Duffy
			Order # -	
Wallaro			Quote Ref # -	sd3168
			Scale -	1:100

OLYMPIC
 PO Box 46 Para Hills
 S.A. 5096
 Ph (08) 8349 5744
 Fax (08) 8349 4222

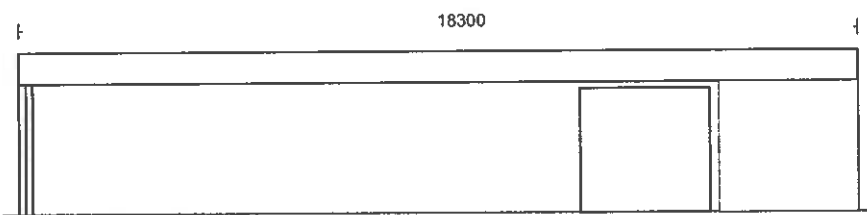


- SIDE COLUMNS
- GABLE END COLUMNS

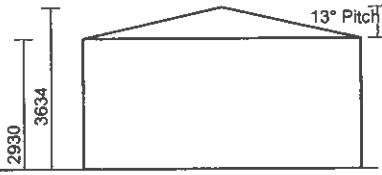
COLOUR CHART

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ROOF COLOUR - TBA
 RIDGE COLOUR - TBA
 WALL COLOUR - TBA
 GUTTER COLOUR - TBA



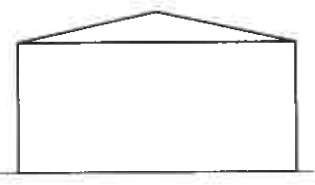
LEFT HAND SIDE



FRONT



RIGHT HAND SIDE



BACK

