

**SHIRE OF DUMBLEYUNG
LOCAL PLANNING SCHEME NO.1**



NOTICE OF PUBLIC ADVERTISEMENT OF DEVELOPMENT APPLICATION

Planning and Development Act 2005
Shire of Dumbleyung

The local government has received a development application to use and/or develop land for the following purpose and public comments are invited.

Property Details:

Lot 77 (No.73) Harvey Street, Dumbleyung

Proposal:

Placement and use of a second-hand relocated single house on the abovementioned property including a sea container and outbuilding for domestic storage purposes and various other associated improvements.

Specific details of the proposal are attached.

Comments on the proposal are now invited and can be emailed to ceo@dumbleyung.wa.gov.au or posted to the Shire's Chief Executive Officer at PO Box 99 DUMBLEYUNG WA 6350. All submissions must include the following information:

- Your name, address and contact telephone number;
- How your interests are affected whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property;
- Address of property affected (if applicable); and
- Whether your submission is in support of, or objecting to the proposal and any reasons supporting your comments.

All submissions received may be made public at a Council meeting and included in a Council Agenda, which will be available on the Shire's website, unless a submission specifically requests otherwise.

Comments on the proposal may be submitted to the local government on or before Friday 19 September 2025.

Gavin Treasure
Chief Executive Officer
Shire of Dumbleyung

1 September 2025

Tuesday, 26 August 2025

Gavin Treasure
Dumbleyung Chief Executive Officer
Shire of Dumbleyung
Corner Harvey & Dawson
Street PO Box 99
DUMBLEYUNG WA 6350 AUSTRALIA

enquiries@dumbleyung.wa.gov.au

Dear Mr Treasure,

Re: retrospective development approval for Lot 77 Harvey St, Dumbleyung

My name is Robert Talijancic and I'm the owner of Lot 77 Harvey St Dumbleyung. I am seeking retrospective development approval for the existing unauthorised dwelling on the property.

What I propose to do:

I plan on living at the residence. I have bought a second hand transportable 2-bedroom dwelling and I will attach a bathroom, toilet, shower, laundry and a storage area as shown in the plans attached. (*See 3 Drawings 25.03.25*) This will be attached to the house.

It will be refurbished inside and out and renovated. Including, new insulation, walls, flooring, electrics, plumbing, kitchen, and whatever safety standards are required by the engineer's report.

I plan to level out the ground and place the house on concrete blocks appropriate for the transportable as per the engineering requirements and put a new patio around the house.

I plan on placing a permanent sea container (In excellent condition) on the property for domestic storage purposes and I plan to put a new shed at the rear of the property, as outlined in the aforementioned attached drawings.

I plan to put a Colourbond fence around the side, and rear, of the property with a gate also at the rear. Everything is displayed in attached drawings.

Building Commitments – Project Timeline:

I want to get this project started ASAP and have it finished in 8 to 10 months – I have a valid owner-builder's licence.

I would like to be able to use local trades to have jobs done.

I have spent up to \$10,000 dollars so far on plans and reports to submit to the shire as I was told to do by the shire's planning department.

2.

Attachments:

Attached are the following documents:

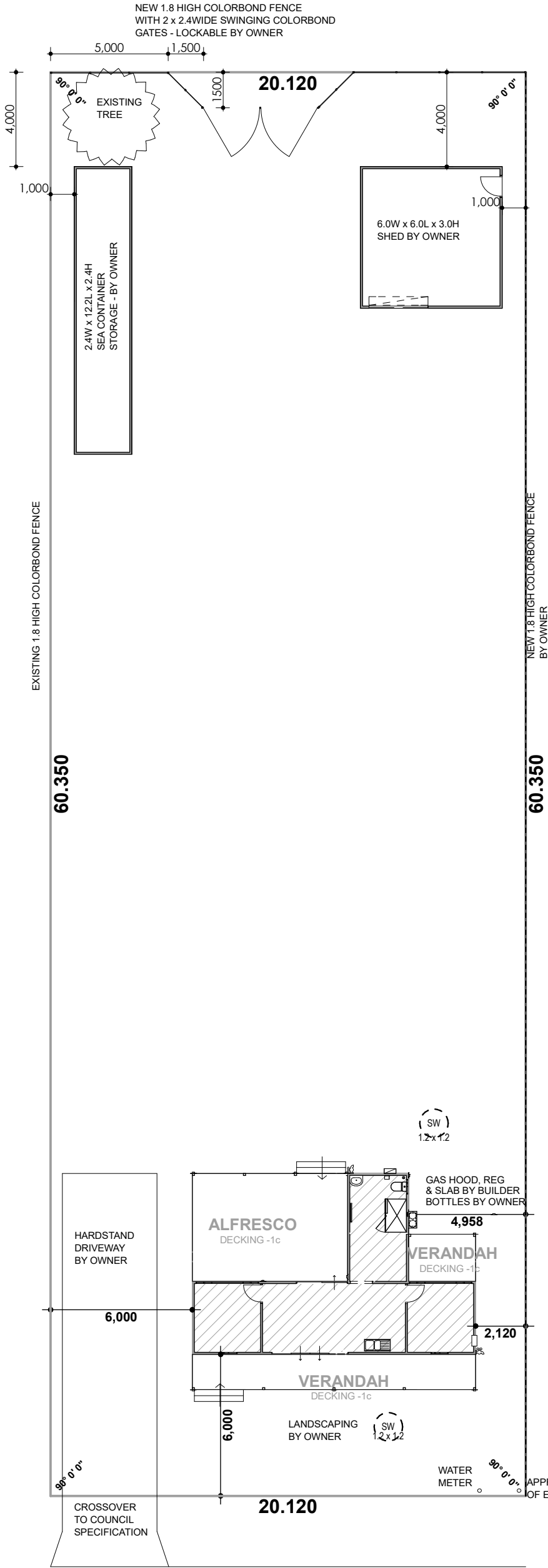
1. Record of Certificate of Title.
2. Form 1 Application for Development Approval.
3. Site plans/drawings, as required.
4. Photos of the dwelling on the property from all four sides.

Thank you for your help in this matter and I look forward to hearing from you.

Regards

Robert Talijancic

ROW



Soak Well Type	No.
SW 1200x1200	2
Total Capacity	2.7 m3
Roof Area GF	106.0 m2
Paved Area	60.0 m2
Total Area	166.0 m2
Capacity Required (Area x 0.0125)	2.1 m3
Extra Capacity Provided	0.6 m3

NOTE: ALL DOWNPIPES
CONNECTED TO SOAKWELLS
WITH PVC STORMWATER PIPE

SITE COVER CALC.	
ZONED	R30
% ALLOWED	55%
SITE AREA	1,214.24m ²
SITE COVER	48.90m ²
OPEN SPACE =96.0%	

HARVEY STREET

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JUDITH McDOUGALL DESIGNS

Accredited Member No. 00010
OPEN CLASS SPECIALIST OF DESIGN MATTERS NATIONAL

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ABN 79 425 984 191

Email: judithmcdougall@gmail.com

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National
The Australian Institute of Professional Designers
Member

CLIENT(S):
ROBERT TALIJANCIC

ADDRESS:
**LOT 77
HARVEY STREET
DUMBLEYUNG 6350**

THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL
ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED
BY THE ARCHITECT FOR CONSTRUCTION

COUNCIL:
DUMBLEYUNG

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Drawing Title:
SITE PLAN

Scale: 1:200 Date: **MARCH 2025**

Status: PRELIMINARY DRAWINGS

JOB NO: **2665**

Drawing No: **01 of 3**

C:\Users\judith\OneDrive\Documents\DRAWINGS\TALIJANCIC R\TALIJANCIC.pln

Last accessed: judith on 4/03/2025



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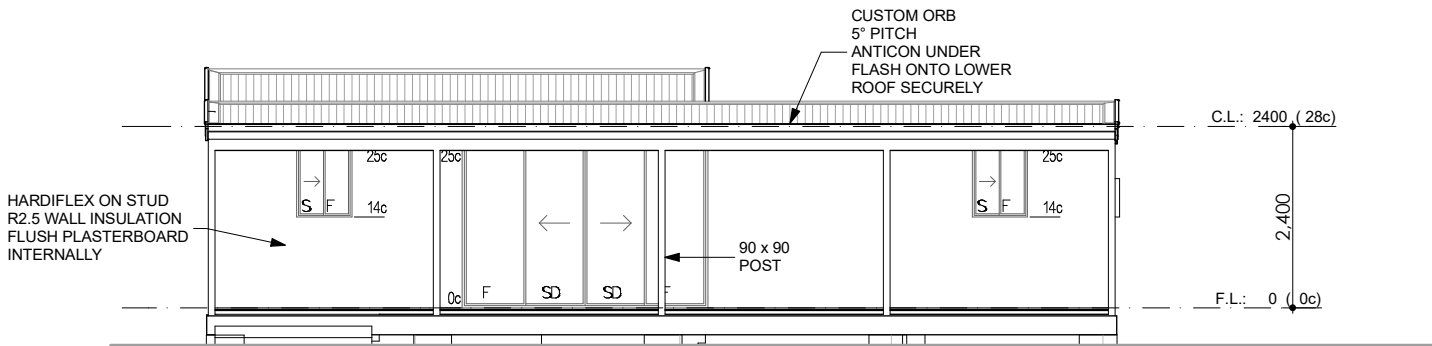
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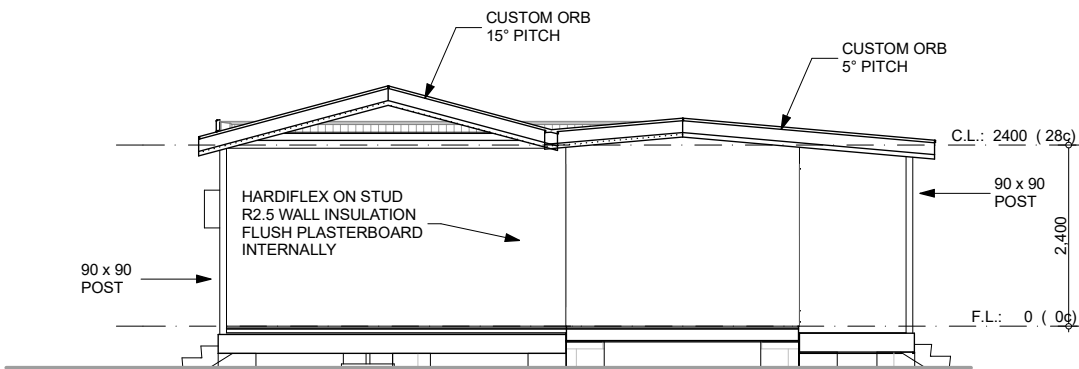
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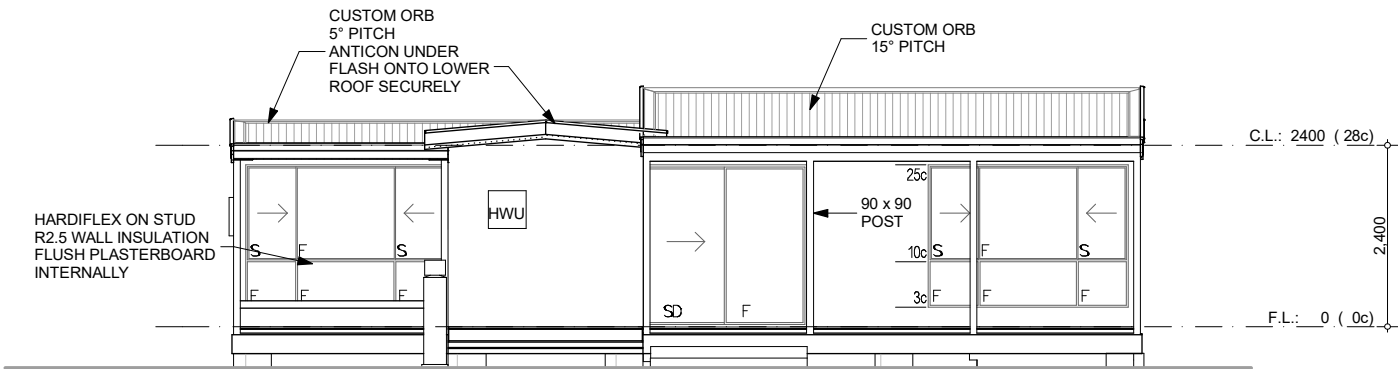
Email: judithmcdougall@gmail.com



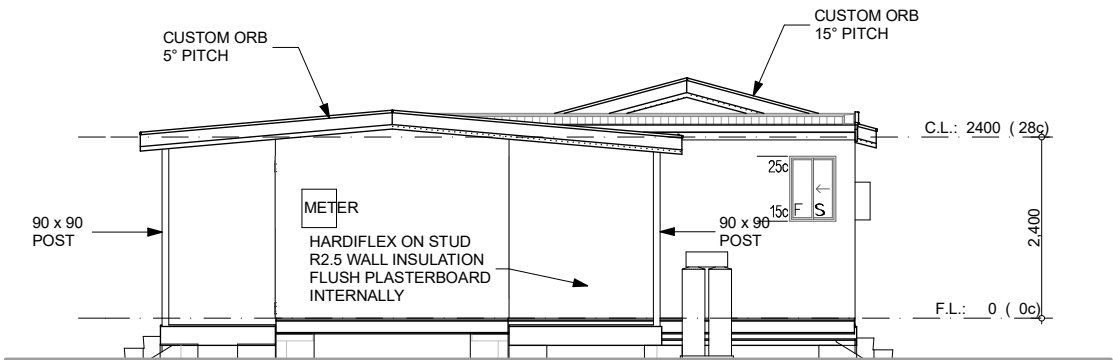
ELEVATION 1
1:100



ELEVATION 2
1:100



ELEVATION 3
1:100



ELEVATION 4
1:100

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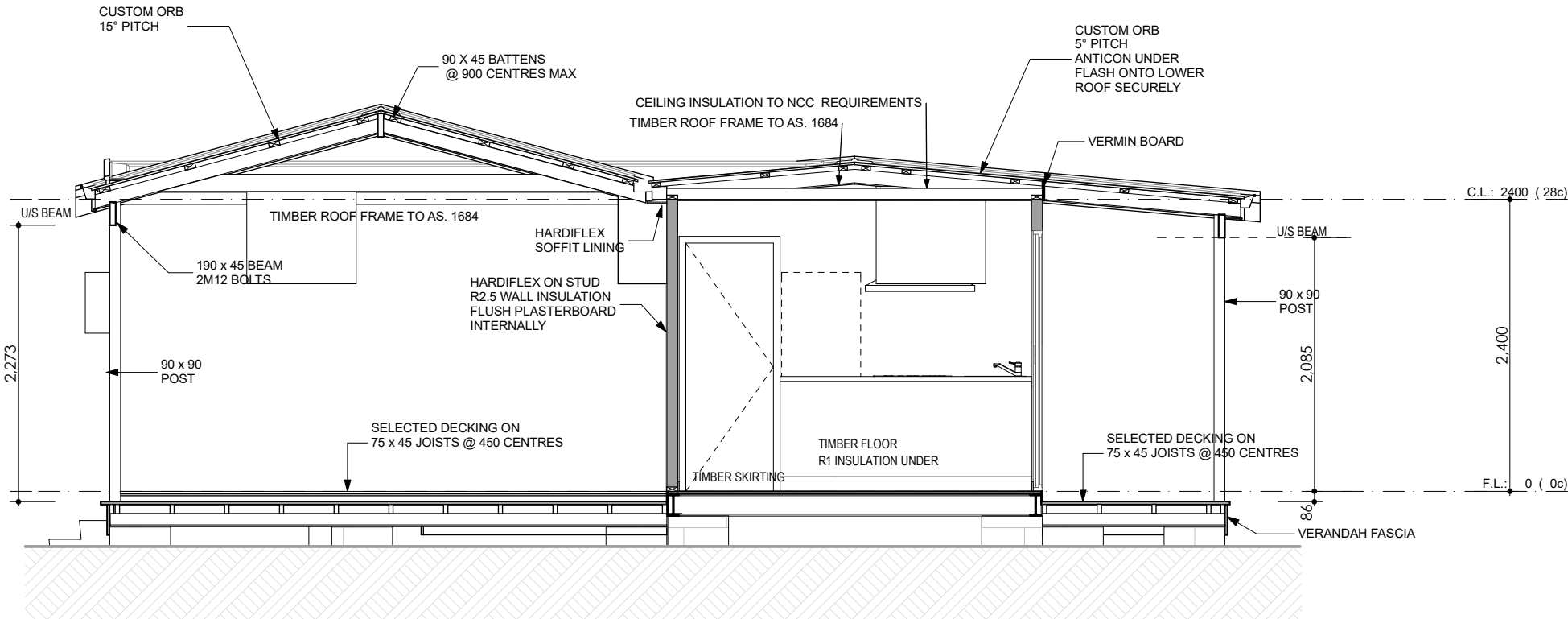
Drawing Title:
ELEVATIONS

Scale: 1:100
Date: **MARCH 2025**

Status: PRELIMINARY DRAWINGS

JOB NO: **2665**

Drawing No:
03 of 3



A1 SECTION

1:50

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Drawing Title:
SECTION

Scale: 1:50, 1:100 Date: **MARCH 2025**

Status: PRELIMINARY DRAWINGS

JOB NO: **2665**

Drawing No: **04 of 3**

THIS PROJECT IS TO BE FIBRE READY. IF DATA, TV & PHONE POINTS ARE BY TELECOMMUNICATIONS CONTRACTOR, ELECTRICIAN TO INSTALL WALL BOX, CONDUIT & DRAW WIRE TO ALL CONDUITS NOMINATED & ALSO FOR ALL DATA , TV & PHONE POINTS OR INSTALL WALL BOXES IF TO CAVITY WALLS. ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH FIBRE/BNB COMMUNICATIONS CABLING STANDARDS & PROVISIONAL INSTALLATION REQUIREMENTS.

BCA PART 3.12.5.5 LIGHTING NOT TO EXCEED:

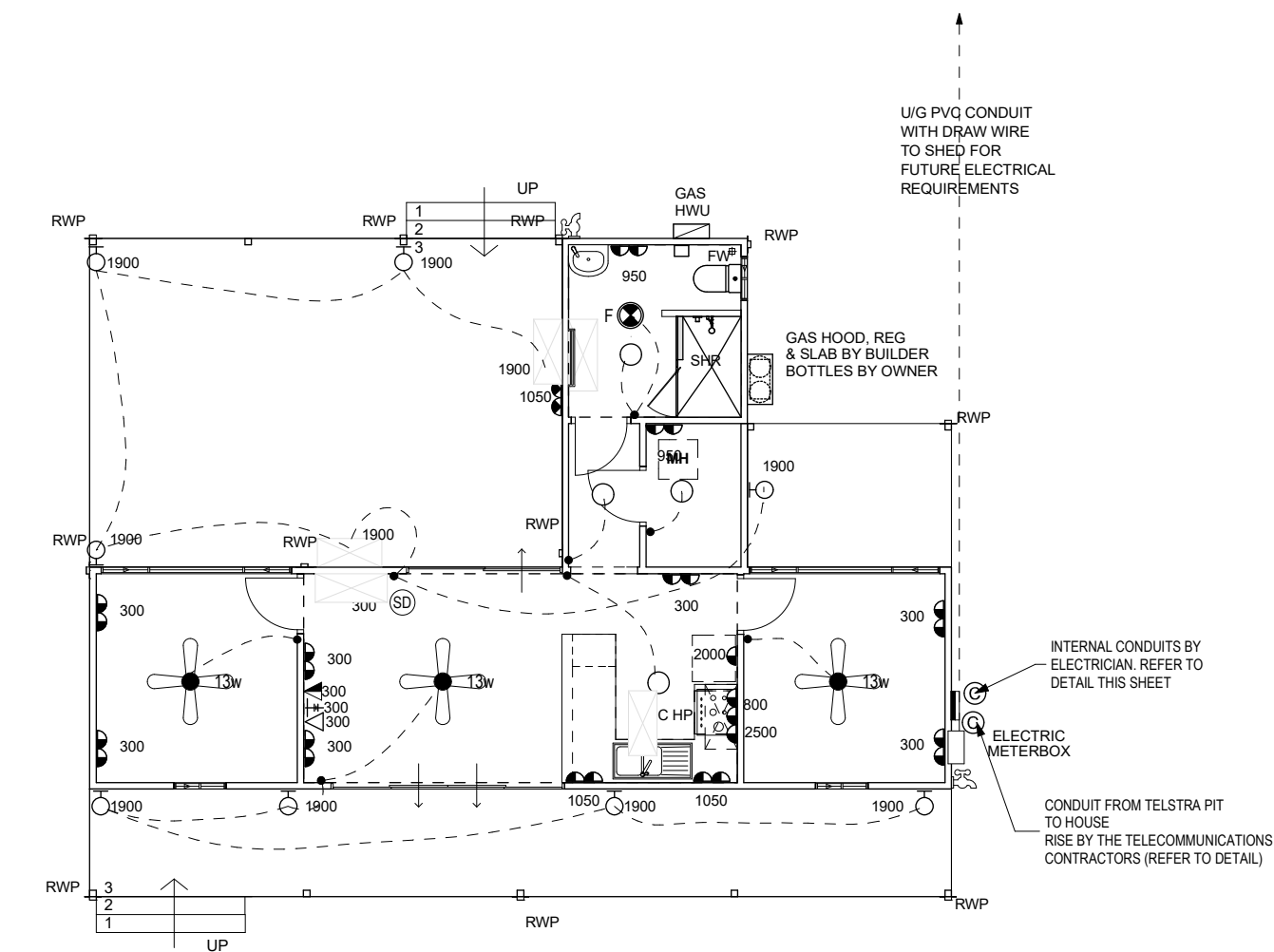
- 5W/m² IN CLASS 1 BUILDING; AND
- 4W/m² TO VERANDAH OR BALCONY; AND
- 3W/m² TO AN ASSOCIATED CLASS 10A; AND
- PERIMETER LIGHTING TO HAVE DAYLIGHT SENSOR OR EFFICACY OF NOT LESS THAN 40 LUMENS/W

NOTE: ALL EXTERNAL WALL LIGHTS
TO BE POSITIONED AT 1900 AFL
UNLESS NOTED OTHERWISE

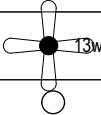














NOTE: ALL LIGHT SWITCHES
TO BE POSITIONED AT 1350 AFL
UNLESS NOTED OTHERWISE

ELECTRICIAN NOTE:
ELECTRICIAN TO SUPPLY AND INSTALL
APPROVED HARD WIRED SMOKE
ALARMS IN ACCORDANCE WITH AS3786 AND
PART 3.7.2 OF CURRENT NCC/BCA REQUIREMENTS

NOTE:
DUCTED REVERSE CYCLE AIRCONDITIONING SYSTEM,
INCLUDING ALL ASSOCIATED ELECTRICAL WORK
BY AIRCONDITIONING CONTRACTOR .



ELECTRICAL-GROUND FLOOR

ELECTRICAL LEGEND		
No.	SYMBOL	TYPE
3		Ceiling Fan/Light (13w)
4		CEILING LIGHT
2		CONDUIT
1		DATA POINT
13		DOUBLE GPO @ NOTED HT
1		DOUBLE WATER PROOF GPO
1		EXHAUST FAN FLUMED
3		Outdoor Air Conditioning Ground Unit
1		PCD
1		PHONE POINT
2		SINGLE GPO @ NOTED HT
1		Smoke Detector
2		Split Cycle Wall Unit
1		TV POINT
10		WALL LIGHT @ 1900 AFL

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Drawing Title:
ELECTRICAL-GROUND FLOOR

Scale: 1:100

Date: **MARCH 2025**

Status: PRELIMINARY DRAWINGS

JOB NO: **2665**

Drawing No:

05 of 3