

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
26 June 2025 to 2 July 2025

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
26/06/2025	P225469	70 (Lot 110) Kilcarnup Road, Burnside	Development outside of Building Envelope (Patio)
26/06/2025	P225470	12 (Lot 512) Hurford Place, Augusta	Holiday House
26/06/2025	P225471	Unit 10/7981 (Lot 10) Caves Road, Forest Grove	Extension of Term to P223314
26/06/2025	P225473	Unit 2/180 Railway Terrace, Margaret River	Dwelling Addition (Outbuilding)
27/06/2025	P225474	35 (Lot 1) Turner Street, Augusta	Extension to Single Dwelling
27/06/2025	P225475	25 (Lot 405) Hasluck Street, Cowaramup	Mixed Use Development (5x Retail/Office and 5 x Residential Units)
27/06/2025	P225476	538 (Lot 1) Boodjidup Road, Redgate	Home Business - Winery
30/06/2025	P225478	59 (Lot 26) Baudin Drive, Gnarabup	Holiday House Renewal
30/06/2025	P225479	25 (Lot 72) Georgette Road, Gracetown	Carport
BUILDING			
26/06/2025	225477	3 (Lot 401) MacLaren Crescent, Margaret River	Single Dwelling
27/06/2025	225478	53 (Lot 202) Exmoor Drive, Margaret River	Shed & Water Tank
01/07/2025	225479	42 (Lot 66) Moondyne Ridge, Kudardup	Earthworks only
01/07/2025	225480	3 (Lot 31) Nelligan Place, Cowaramup	Single Dwelling & Water Tank
01/07/2025	225481	27 (S/L 4) Kulbardi Way, Witchcliffe	Patio
01/07/2025	225482	6 (Lot 16) Cassidy Street, Augusta	Water Tank
01/07/2025	225483	40 (Lot 211) Dunham Loop, Margaret River	Single Dwelling
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
08/05/2025	P225339	458A (Lot 212) Boodjidup Road, Margaret River	Development Outside the Building Envelope (Carport)	Approved
07/05/2025	P225336	40 (Lot 235) Albany Terrace, Augusta	Outbuilding Addition	Approved
29/04/2025	P225308	3 (Lot 2) Mann Street, Margaret River	Holiday House	Approved
28/04/2025	P225302	Unit 2/7 (Lot 46) Town View Terrace, Margaret River	Holiday House Renewal	Approved
28/04/2025	P225305	37A (Strata Lot 1 of Lot 19) Le Souef Street, Margaret River	Holiday House (Large)	Approved
11/04/2025	P225272	14 (Lot 34) Secluded View, Cowaramup	Ancillary Dwelling, Garage and Retaining Walls	Approved
11/04/2025	P225276	20 (Lot 23) Shetland Place, Margaret River	Outbuilding (Shed)	Approved
09/04/2025	P225264	6 (Lot 7) Panorama Rise, Hamelin Bay	Single House & Water Tank	Approved
04/03/2025	P225163	43 (Lot 53) Mitchell Drive, Prevelly	Holiday House (Large) Renewal	Cancelled
27/02/2025	P225150	35 (Lot 620) Baudin Drive, Gnarabup	Amendment to Planning Approval P223335	Approved
07/02/2025	P225094	5 (Lot 12) Tulip Way, Margaret River	Single House	Approved
07/02/2025	P225095	3 (Lot 13) Tulip Way, Margaret River	Single House	Approved
07/02/2025	P225096	1 (Lot 14) Tulip Way, Margaret River	Single House	Approved
SUBDIVISIONS				
21/05/2025	P225372	21 (Lot 31) Elva Street, Margaret River	Subdivision	Supported with conditions
LOCAL LAW PERMITS				
23/06/2025	P225460	White Elephant Cafe and Margaret River Main Street	Authorisation to film on Shire Reserves - Tourism WA (Echappees Belles) - 5-10 July	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
11/11/2024	P224816	Lot 23 Twenty Four Road, Karridale	Chalets (x6)	Grant

DEVELOPMENT ASSESSMENT REPORTING PROCEDURE

Assessment of Development Applications (DAs)

For the purposes of this procedure there are three types of development applications:

Level 1

DA not advertised

Level 2

DA is advertised; and

- No submissions; or
- Submission received but meets one of the following:
 - Not related to the reason the DA was advertised.
 - The development is modified to comply or to remove the element of concern to the submitter.
 - Submission is either of support, conditional support or is 'indifferent'; or is from a non-affected person.

Level 3

A submission in opposition is received from an 'affected' person or special interest group in relation to the reason the DA is advertised or the development application is recommended for refusal.

Note: This procedure applies to development applications only. It does not apply to structure plans, scheme amendments or other types of planning proposals.



General Details

Reporting Officer	Caitlin Jameson
Disclosure of Interest	Nil
Assessment Level	Major (Level 3)

Application Details

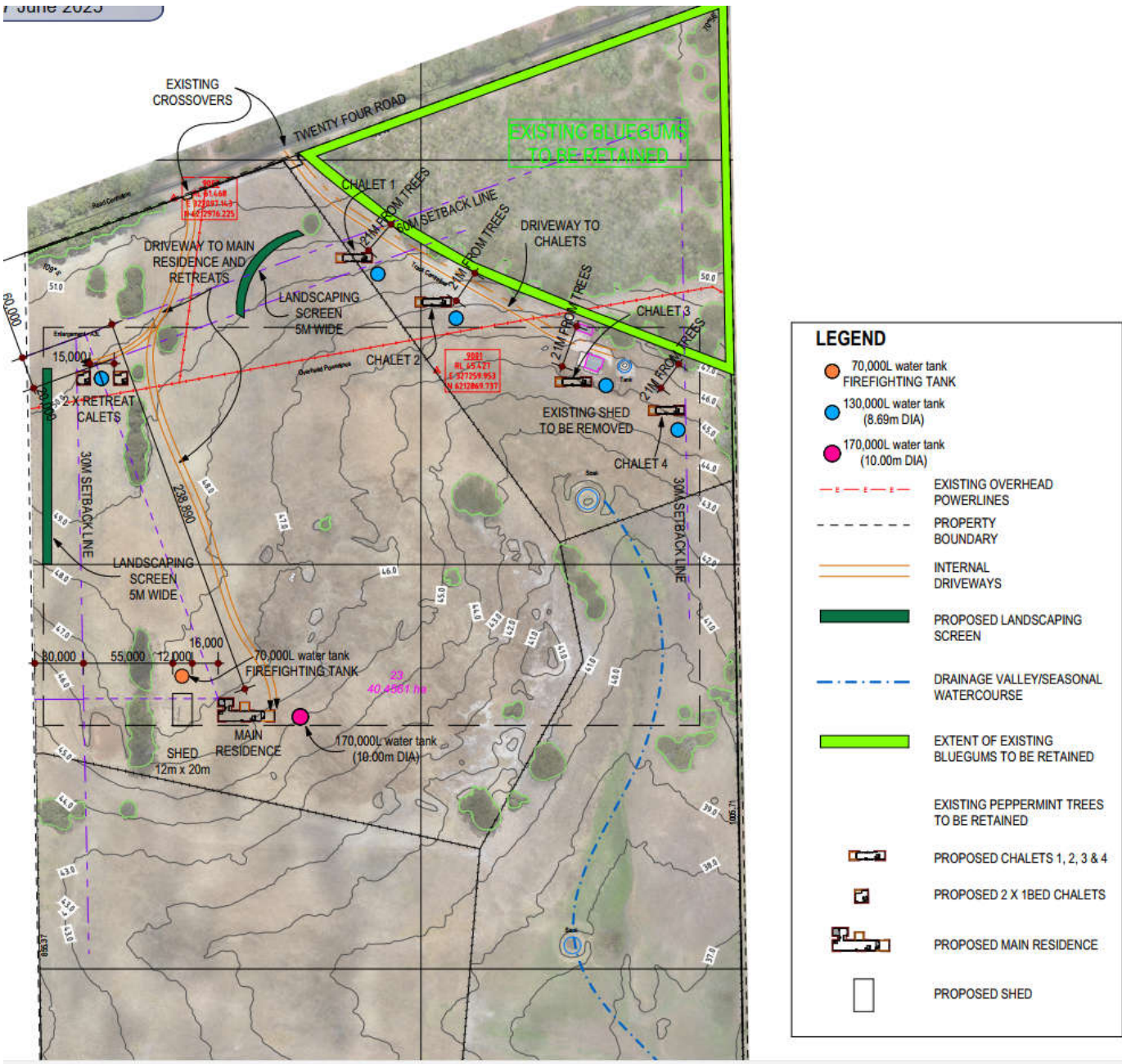
Address	Lot 23 Twenty Four Road, Karridale		
Proposed Development	6 x Chalets		
Zoning	Priority Agriculture		
Lot Area	404,561 m ²		
Use Class and Permissibility	'A' – Discretionary Use requires advertising		
Heritage/Aboriginal Sites	No		
Other Considerations	Visual Management Area	<input type="checkbox"/>	Sewerage Sensitive Area <input checked="" type="checkbox"/>
	Special Control Area	<input type="checkbox"/>	Watercourses/Rivers <input checked="" type="checkbox"/>
	Bushfire Prone Area	<input checked="" type="checkbox"/>	Environmentally Sensitive Areas <input type="checkbox"/>
Structure Plans/LDP's	Nil		
Easements/Encumbrances	Intermittent water course to south of property.		
Why is Development Approval Required?	Under the Shire's Local Planning Scheme No.1 (LPS1), a proposal for chalets within the Priority Agriculture Zone is classified as an 'A' use. This designation indicates that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with clause 64 of the Deemed Provisions.		

Site Image





JUNE 2023



Site Plan



Assessment

Referrals	Yes	No
Adjoining Neighbours - 2km Radius (Non Rural use in Rural Zone)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Government Agencies DFES / DWER / DPIRD / DoH	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Shire Departments Environmental Health / Environment/Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where any objections received?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where any issues raised through the referrals process?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Internal Department Comments		
Department	Department Comments	Officer Comments
Environmental Health	<p>The soil report is deemed acceptable; however, a comprehensive wastewater management plan is required. This plan should outline how wastewater will be managed across the entire site, including expected volumes and the proposed system designs for the development. The applicant has not addressed the disposal of wastewater in relation to the findings of the soil report.</p> <p>Due to the size of the development, the proposal will be referred to Department of Health (DoH).</p> <p>Advice regarding revised Site and Soil Evaluation:</p> <ul style="list-style-type: none"> • Soil across all sites are classified as Category 1 soils with a very low Phosphorus Retention Index. This means that there is sandy soil that has no natural ability to retain phosphorus. There is a risk that any phosphorus from the systems can leach into the environment but the assessment states 'the risk of effluent transport offsite is low' • There was no groundwater found in any of the boreholes, consistent with the earlier soil report • Primary treatment systems are acceptable and they have provided calculations for each system based on soil permeability. • A 100m buffer distance from the high water mark of waterways is required and this cannot be achieved for two of the effluent disposal systems. The report has suggested that 80m may be acceptable, as a reduced setback will not have any detrimental impact on public health or the environment. They provide their justification for this in the report. • The report shows the existing water course (in red) with an 80m buffer zone. The alternative is to request secondary treatment units servicing chalets 3 and 4. 	<p>Based on Health's initial comments, the applicant was asked to prepare a revised wastewater management plan. A Site and Soil Evaluation Plan was received by the Shire and referred to the Health Team and Department of Health.</p> <p>A generic advice note has been applied to the approval at the request of the Environmental Health Team. The applicant and property owner are aware of wastewater treatment requirements. Compliance with environmental health requirements will be determined when a septic / wastewater application is submitted to the Shire at development stage.</p>



	<p>Final comments:</p> <p>While the Shire's Environmental Health team is generally satisfied with the proposal, we would recommend that a flatbed leach system is used for all primary treatment effluent disposal and a secondary treatment system is installed to service chalets 3 and 4 OR for chalets 3 and 4, a setback of 100m from the winter creek is achieved if using a primary treatment system with flat bed leach drains.</p>	
Emergency Services	<p>Agreed with Department of Fire and Emergency Services response (see below). Additional comments as follows:</p> <p>The Bushfire Management Plan (BMP) puts forward that residence is to be a place of last resort, clarification required if this is constructed to Shelter in Place specifications.</p> <p>Vegetation along all road reserves is predominantly forest and needs to be considered.</p>	<p>The proposal meets the Access requirements of the Guidelines, so does not require a shelter in place to comply, but there is concern that reference to a place last resort may create the perception that this is constructed to the specifications of a shelter in place when this is not the case.</p> <p>The following condition has been applied to ensure requirements are met: <i>Certification shall be provided to the Shire by an accredited Bushfire Consultant that all bushfire management actions detailed in the accepted Bushfire Management Plan have been implemented prior to commencement of the use.</i> It is recommended through the certification process that this issue is clarified and either removed from the BMP, or compliance with the Shelter in Place standards are demonstrated.</p> <p>BMP updated to consider vegetation on road reserves.</p>
External Agency Comments		
Department	Department Comments	Officer Comments
Department of Health	<p>DoH objected to the proposed development for the following reasons:</p> <ul style="list-style-type: none"> The treatment and disposal of wastewater generated on site is required to comply with the <i>Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974</i> and meet the requirements of the <i>Government Sewerage Policy 2019</i> (GSP). The land appears to have three main winter creeks on the lot and much of the lot appears to be inundated in the winter months. It is noted there was a soil classification report undertaken on the 6 June 2024 and a site assessment on 18 February 2025. Both evaluations fall outside of DoH and GSP requirements. Although the lot is not located within a sewage sensitive area, 100m setbacks 	<p>DoH feedback was referred to the Shire's Environmental Health Team who provided the following response:</p> <p>Two soil reports were taken at different times of the year and both indicated that groundwater was not encountered. Shire officers are familiar with local site conditions and are satisfied that groundwater is not a constraint that needs further consideration for this site.</p> <p>While the Shire's Environmental Health team is generally satisfied with the proposal, we would recommend that a flatbed leach system is used for all primary treatment effluent disposal and a secondary treatment system is installed to service chalets 3 and 4 OR for chalets 3 and 4, a setback of 100m from the winter creek is achieved if using a primary treatment system with flat bed leach drains.</p>



	<p>are required from winter creeks and water areas from onsite wastewater treatment systems.</p> <p>Advice notes Amenity: The subject land is in a region that occasionally experiences problems with nuisance and disease carrying mosquitoes. These mosquitoes are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Any future development needs to avoid the creation of additional mosquito breeding habitats.</p> <p>The site has not been classified as 'contaminated – remediation required', 'contaminated – restricted use' or 'remediated for restricted use' as recorded on DWER's Contaminated Sites database (<i>Contaminated Sites Act 2003</i>). However, although this site does not appear on DWER's public access database, it may be subject to other important classifications not recorded on that database.</p>	<p>The detailed site plans can be addressed at building application stage.</p> <p>The following advice notes have been applied based on DoH feedback:</p> <p>a) The subject land is in a region that occasionally experiences problems with nuisance and disease carrying mosquitoes. These mosquitoes are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Any future development needs to avoid the creation of additional mosquito breeding habitats</p> <p>b) The proponent should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a more sensitive land use.</p>
Department of Primary Industries and Regional Development (DPIRD)	<p>DPIRD does not object to the proposal, and provided the following comments:</p> <ul style="list-style-type: none"> • A Pet Management Plan is required (if pets are allowed in the accommodation) to ensure that pets are responsibly managed and not allowed to enter the neighbouring property or paddocks where cattle are grazing. • It is not clear from the application if guests will be allowed to interact with cattle on the property. If that is the case the applicant must have a plan to educate guests about their legal obligations under the ruminant feed ban (feeding prohibited feed sources (e.g. meat) to ruminants (e.g. sheep or cattle) directly or inadvertently). • DPIRD recommends the development of a Biosecurity Management Plan to address the risks of spreading or introducing new weeds or pathogens. The Biosecurity Management Plan should also include measures to prevent guests from trespassing onto restricted areas and neighbouring properties. 	<p>The owner has confirmed that pets are not permitted on the property. To ensure compliance, the following condition has been applied to the approval: <i>Pets owned by short-stay accommodation guests are not permitted on the property.</i></p> <p>The following condition has been applied in response to DPIRD feedback: <i>Prior to commencement of the use, a Biosecurity Management Plan shall be prepared to the satisfaction of the Shire in consultation with the Department of Primary Industries and Regional Development.</i></p>
Department of Water and Environmental Regulation (DWER)	<p>It is to be noted that Lot 23 is located within the 'Lower Blackwood Surface Water Area' and the 'Blackwood Groundwater Area', both proclaimed under 'Rights in Water and Irrigation Act 1914' (RIWI). Any taking or diversion of surface water in this proclaimed area (whether by direct pumping, construction of a dam, or excavation) can be subject to licensing. Any interference of a watercourse, such as the construction of a dam or crossing, or excavation of the watercourse, may require</p>	<p>Advice note applied: <i>Potable water supply shall be managed according to the guidance in Water Quality Protection Note 41 'Private drinking water supplies, April 2015' (Last updated: 23 June 2022), subject to the satisfaction of the Local Government Authority (LGA).</i></p> <p>The application does not propose the construction of a dam therefore compliance with RIWI is not required.</p>



	<p>a permit to interfere with the bed or banks from the Department. Any groundwater abstraction in this proclaimed area is also subject to licensing by the Department, other than supply from the shallow water table (superficial aquifer) for domestic and non-intensive stock watering purposes.</p> <p>The applicant advised that a Soil Classification Assessment (Assessment) has been undertaken to consider soil type, category and compliance for each proposed Chalet on Lot 23, to accommodate on-site effluent disposal. In this case, the DA is outside of an area mapped as being a Sewerage Sensitive Area (as per GSP), however best practise would preferably comply with the principals of the GSP.</p> <p>It is to be noted that lower lying areas of Lot 23 are subject to inundation and as such, any wastewater disposal systems for domestic wastewater should not be permitted to affect any receiving watercourse.</p>	<p>The matter of wastewater has been discussed above.</p>
Department of Fire and Emergency Services	<p>Landscape Management Plan The BMP has identified that a significant amount of Class A Forest vegetation will need to be modified to achieve an APZ compliant with Schedule 1: Standards for Asset Protection Zones contained in the Guidelines.</p> <p>Bushfire Protection Criteria - not addressed DFES notes that Element 5 has been addressed as part of the BMP. However, Elements 1-4 should be addressed for the proposed single dwelling in an area above BAL-LOW.</p> <p>A3.6 & A5.8.1 - not demonstrated DFES notes that it is unclear from the information provided in the BMP if the internal vehicular access will comply with the requirements of the Guidelines. The BMP should be modified to clearly demonstrate compliance with A3.6 and A5.8.1 (including clear detail of all internal driveways, passing bays and turning areas)</p> <p>A4.2 & A5.9 – not demonstrated It has not been demonstrated that there is sufficient water for firefighting purposes. Figure EX1 states that a 10,000L tank will be supplied. A minimum of 70,000L of water dedicated to firefighting purposes should be supplied. Additionally, the location of the tank(s) and adjacent hard standing area(s) are unknown therefore it is unclear if they can achieve BAL-29 or below and are accessible to a type 3.4 appliance.</p>	<p>Landscape Management Plan The property owner agreed to relocate Chalets 3 & 4 to avoid vegetation modification. The revised BMP does not require clearing of vegetation to comply with APZ standards.</p> <p>Bushfire Protection Criteria - not addressed Elements 1-4 are not required to be addressed in the BMP. The single dwelling is not part of this application and is exempt from development approval. The BAL assessment provided with the single dwelling building permit indicates a determined BAL-Low rating.</p> <p>A3.6 & A5.8.1 - not demonstrated The property owner confirmed configuration of the driveway has not been confirmed, however the bushfire management actions listed in the BMP require it to be developed to the appropriate standards. The following condition has been applied to ensure compliance with A3.6 and A5.8.1: <i>Certification shall be provided to the Shire by an accredited Bushfire Consultant that all bushfire management actions detailed in the accepted Bushfire Management Plan have been implemented prior to commencement of the use.</i></p> <p>A4.2 & A5.9 – not demonstrated The BMP has been revised to include a</p>



		70,000L stand-alone water tank reserved for fire-fighting purposes. The revised location is situated within Class G Grassland and is sufficiently distanced from Class A Forest. The water tank is adjacent to the proposed shed and will comply with specifications described in Schedule 2 Element 4 of the Guidelines v1.4.
Community Engagement		
Submitter	Submitter Comments	Officer Comments
Private Submitter 1	Support	Noted
Private Submitter 2	Object – Do not believe chalets (short stay accommodation) is a suitable use in an agricultural area. Suggested short stay accommodation would not be suitable due to the noise impact from their farming practices.	<p>The Shire's Local Planning Scheme permits up to six (6) chalets on priority/general agriculture properties of this size.</p> <p>It is anticipated that guests staying on the property will be aware that the location is within a farming area. The following condition of approval has been applied to ensure guests are aware of farming operations within the immediate locality: <i>'House Rules' shall be developed prior to the commencement of use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within each chalet. The 'House Rules' are required to contain the following advice to reinforce the difference between a rural lot and other areas: "The subject site is located adjacent to operational agricultural activities, which are provided exemptions to operate under section 12 of the Environmental Protection (Noise) Regulations, which may have a nuisance effect on amenity. Guests must remain within property boundaries at all times in the interests of guest safety and biosecurity for agricultural producers."</i></p>
Private Submitter 2	<p>Object – The submitter believes the development poses significant risks and challenges that could adversely affect operations and the integrity of the agricultural land. The submitter outlined the following concerns:</p> <p>Zoning The proposed site is zoned as Agriculture. Allowing non-agricultural developments such as chalets undermines the intent of this zoning, which is to protect and support agricultural activities.</p> <p>Biosecurity Hazards The introduction of holidaymakers to an agricultural area significantly increases the risk of biosecurity threats, particularly in light of</p>	<p>Zoning LPS1 permits up to six (6) chalets on priority/general agriculture properties over 20 hectares. The subject site is 40.5 hectares.</p> <p>A development application in the priority/general agriculture zone is only considered when in compliance with the provisions of LPS1. Assessment against the provisions of LPS1 is provided in the discussion below.</p> <p>Biosecurity Hazards All property boundaries are fenced. Driveways will be constructed to each chalet ensuring guests are provided with clear directions to their accommodation. As</p>



	<p>heightened concerns over diseases. Visitors may unknowingly carry contaminants on their shoes, clothing, or vehicles, which could have devastating consequences for livestock operations.</p> <p>Holidaymakers may venture into the neighbouring farmland, either intentionally or unknowingly, which raises serious concerns about trespassing. This poses risks not only to my operations but also to the safety of the visitors. If an injury occurs on my property, questions of liability and legal responsibility arise.</p> <p>Increased Fire Risk The proposed development is surrounded by grassland, trees, and bushland, all of which are highly flammable. Holidaymakers may lack awareness of fire safety practices in rural areas, increasing the likelihood of accidental fires.</p> <p>Risk of Pet Harassment to Livestock Holidaymakers often travel with pets, particularly dogs, which could pose a direct threat to livestock. This risk is particularly concerning given the close proximity of the proposed chalets to the submitter's farm.</p> <p>Animal Control As part of maintaining biosecurity and protecting crops, the submitter regularly culls feral animals, which is necessary for the continued health and safety of their farming operations. This activity often involves shooting at night, which can create loud noise. Holidaymakers staying in the chalets may be disturbed by this noise, leading to complaints, concerns, and potential unease among visitors who may not be familiar with the practices of rural farming. This could result in unnecessary tension and dissatisfaction with the development.</p> <p>Potential Harassment The submitter is concerned about the potential for activism or harassment from individuals who oppose livestock farming practices. The presence of holidaymakers with differing views may lead to disruptions, protests, or damage to business operations.</p> <p>Future Agricultural Endeavours Approval of the development could limit the submitter's ability to expand or diversify farming operations in the future. For example, establishing a piggery, poultry farm, feedlot, or dairy could be hindered due to increased</p>	<p>a condition of approval, house rules are to be prepared which will provide information to guests about non-permitted areas.</p> <p>In response to feedback provided by DPIRD, the preparation of a Biosecurity Management Plan has been included as a condition of approval. The Biosecurity Management Plan will address the following: disease/weed management, livestock management, trespassing, and methods to ensure guests are adequately informed about the property and associated risks (e.g. bushfire).</p> <p>The condition states: <i>Prior to commencement of the use, a Biosecurity Management Plan shall be prepared to the satisfaction of the Shire in consultation with the Department of Primary Industries and Regional Development.</i></p> <p>Increased Fire Risk The BMP submitted with the application was referred to the Shire's Emergency Services and DFES for assessment. Both identified minor amendments to the BMP, which have been addressed by the applicant. The proposed development complies with the applicable bushfire requirements. The property owner will reside on the property and will be present when guests are staying at the property. On occasions when the property owner is not on site, he will be contactable via phone or have other management arrangements in place.</p> <p>To address the submitters concerns the following condition of approval has been included: <i>The 'House Rules' are to contain relevant bushfire safety guidance, including advice on permitted and prohibited activities during Restricted Burning Periods, Prohibited Burning Periods, and Total Fire Bans.</i></p> <p>Risk of Pet Harassment to Livestock The property owner confirmed pets are not permitted. To ensure compliance, the following condition has been applied: <i>Pets owned by short-stay accommodation guests are not permitted on the property.</i></p> <p>Animal Control Adjoining property owners are not required to change necessary farming operations in</p>
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	<p>scrutiny and opposition from nearby residents, who may not be supportive of agricultural enterprises.</p>	<p>response to the proposed development. It is the responsibility of the owner of the subject site to ensure guests are adequately informed about farming practices in the area and the impact this may have on their stay.</p> <p>The following condition will be applied to the approval: <i>'House Rules' shall be developed prior to the commencement of use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within each chalet. The 'House Rules' are required to contain the following advice to reinforce the difference between a rural lot and other areas: "The subject site is located adjacent to operational agricultural activities, which are provided exemptions to operate under section 12 of the Environmental Protection (Noise) Regulations, which may have a nuisance effect on amenity. Guests must remain within property boundaries at all times in the interests of guest safety and biosecurity for agricultural producers."</i></p> <p>Potential Harassment It is the responsibility of the property owner to ensure guests are adequately informed about the location of the chalets, including livestock farming practices on the subject site and adjoining properties. In the event of any issues arising, it is the responsibility of the subject site owner to address and resolve them.</p> <p>Future Agricultural Endeavours The 'chalet' use is incidental to the primary use of the land, being agriculture. Should the submitter choose to expand their farming operations, the application would be evaluated based on its impact on the primary use of the subject site, which is agriculture. The addition of chalets will not impact the ability of the submitter to expand their farming practices.</p>
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Policy Framework	Yes	No
Does the proposal involve variations to the Residential Design Codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the proposal involve any variations to Scheme Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the proposal involve any variations to Policy Requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other matters that require discretion (Vegetation Removal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Policy Requirements

Local Planning Scheme No.1 – Schedule 9



Standard	Required	Provided
Setback (Front)	30m	Min 60m
Setback (Side) West	20m	Min 30m
Setback (Side) East	20m	Min 22.8m
Setback (Rear)	20m	Min 561m
Setback From Intermittent Water Course	30m	Min 74m
Chalets	150sqm	78sqm
Building Height (delete for Outbuildings)		
Standard	Required	Provided
Wall	7m	2.9m
Overall	8m	4m

Discussion

The application proposes the construction of six (6) chalets for short-term accommodation. The property is zoned Priority Agriculture and is primarily utilised for grazing, with a small blue gum plantation located to the north-east of the lot. The proposed development, including driveway access and parking will be located in cleared pastureland. A Building Permit has been issued for a single dwelling, shed, and water tank to be constructed to the south of the lot.

An existing shed (see Image 1) is proposed to be removed and replaced with Chalet 3. The existing 120,000L water tank will be retained.



Image 1 – Existing shed and water tank

Local Planning Scheme No.1

4.16 Development in Priority Agriculture and General Agriculture Zones

Clause 4.16.3 (c) states: *The number of chalets/cabins or guest house accommodation permitted on lots having areas greater than 20 hectares within the Priority Agriculture and General Agriculture Zones shall not exceed 6 chalets/cabins, 12 caravan/camping bays or 12 guest bedrooms.*

The subject site is 40.5 hectares, therefore the proposal to construct six chalets can be considered through a Development Application.

Clause 4.16.3 (d) states: *No chalets/cabins or caravan/camping bays are to be constructed over Class 1 and 2 soils or where the land occupied by the chalets/cabins or caravan/camping bays reduces the land area for agricultural uses.*

A Land Capability Evaluation has been provided with the application, which demonstrates the subject site predominately consists of Class 4 and 5 soils (refer to Image 2 and Table 1), which have low to very low capabilities for agricultural use. The portion of the lot marked H3 is considered Class 2 soil for grazing and forestry purposes. Chalet 4 is located within the H3 area on Class 2 soil. This is deemed acceptable for the following reasons:

- The H3 unit is a relatively minor component of the property and is not significant in terms of agricultural potential. The chalet would have a small footprint within this area, resulting in a negligible impact on the agricultural use of the site.
- The location provides sufficient separation between the chalet and the intermittent watercourse to the south.
- Chalet 4 will not impact the existing blue gum plantation and does not require removal of vegetation.
- The location will provide adequate separation between the chalet and grazing activities situated within the central area of the subject site.
- The location will ensure there is minimal visibility of the chalet from the road and adjoining properties.

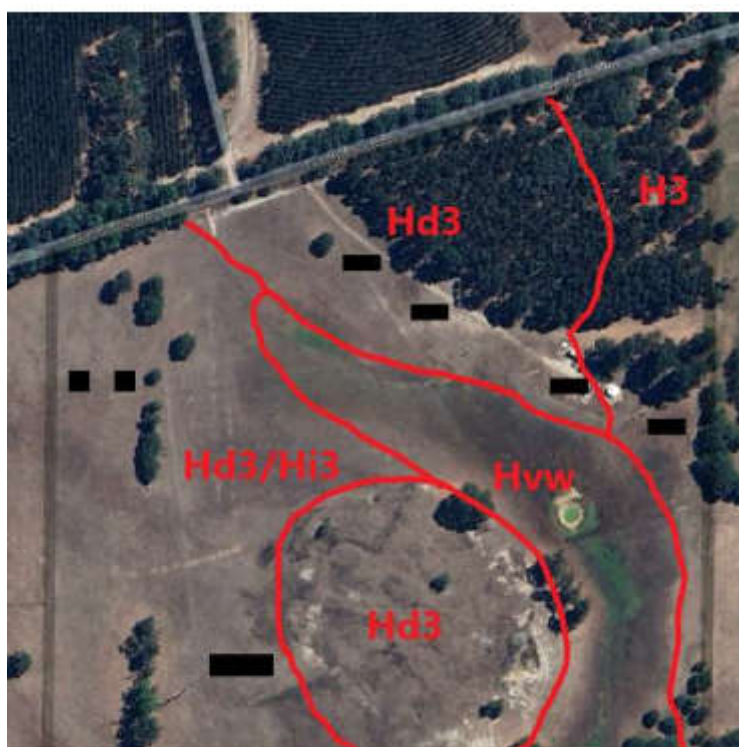


Image 2 – Extract from Land Capability Evaluation showing soil types

	Grazing	Market Gardening	Vineyards	Orchards	Forestry
H3	II h	IV hp	IV h	IV hpw	II frw
Hd3	IV d	IV hp	IV d	IV d	IV d
Hi3	IV dpr	V hpr	V hr	V pr	V r
Hvwr	II jwz	IV hpwz	V w	V w	Vw

Table 1: Land capability rating for Glenarty land units present on this property.

Clause 4.16.3 (e) states: *Prior to any approvals being granted for the development referred to in clauses 4.16.3(b) and 4.16.3(c), the applicant(s) will be required to demonstrate to the satisfaction of the local government that the development proposed satisfies the definition of Low Impact Tourist Development under this Scheme and that:*

(i) it will not have any adverse effect on rural production activities on the subject land or nearby land and that the proposed development will be incidental to the principal use of the land for agricultural purposes; or



(ii) in the case of properties covered, or substantially covered by native vegetation, the proposal will result in the retention and enhancement of existing vegetation on the land and that the visual and rural character of the property will not be adversely affected.

The proposed development is compliant with setback requirements identified in Schedule 9 of LPS1 and will be located on cleared land, with no vegetation clearing proposed. Development will not impact the existing blue gum plantation, and ample space remains available to support ongoing grazing activities. The chalets will be constructed in two clusters, reducing visual impact and minimising the extent of land affected by the proposed development.

To mitigate the impact of the development on rural production activities within the subject site and surrounding properties, a Biosecurity Management Plan and House Rules will be implemented as conditions of approval. The Biosecurity Plan will address matters including:

- Fencing
- Guest access
- Bushfire
- Disease and weed management

The property owner confirmed pets owned by short stay guests are not permitted on the property. A condition has been applied to the approval to ensure compliance.

LPS1 defines low impact tourism development as development predominantly of a tourist nature that has been designed in such a manner that it does not detract from the rural and natural amenity of the locality, and includes the following criteria:

Criteria	Officer Comment
Development being located so as to avoid ridge lines, escarpments or visually exposed sites and situated where screening vegetation or landform can be utilised.	<p>The proposed development is not located on a ridge line or escarpment. Chalets 1-4 have been aligned to reduce visibility from the street and adjoining properties. Additionally, the application proposes vegetation screening to reduce visibility of the development from Twenty Four Rd and adjoining properties (see Image 3). The following conditions of approval have been included to ensure implementation and ongoing maintenance of the landscape screening is achieved:</p> <p><i>Prior to lodging of a building permit application, a Landscape Plan shall be prepared to the satisfaction of the Shire. The Landscape Plan shall be drawn to scale and show the following:</i></p> <p><i>a) The location, name and mature heights of proposed trees and shrubs; and</i></p> <p><i>e) Detail the timing of planting.</i></p> <p><i>Landscaping shall be implemented, in accordance with the approved Landscape Plan prior to occupation/use of the development and shall be maintained at all times.</i></p>
Use and development being sensitively located and designed to minimise impact on vegetation, watercourses, soil quality and existing land uses	Refer to comments under 4.16 Development in Priority Agriculture and General Agriculture Zones of this report.
Development being of a scale and nature so as to be self-sustaining on the lot or demonstrating the ability to provide servicing without significant modifications to existing infrastructure	The proposal complies with bushfire guidelines, is supported by the Shire's Environmental Health Team and provides ample potable water storage. The proposed development is deemed suitable for the site and is expected to be self-sustaining.
Development that by the nature of its scale, design, colours, materials, landscaping and use, has minimal impact on its site and surrounding areas	The proposed development is appropriately scaled relative to the site. Chalets 5 and 6 are to have a maximum area of 60m ² , while Chalets 1 to 4 are to be 81m ² , in compliance with Clause 5.7.1, which stipulates that chalets must not exceed 150m ² . The design of the chalets will harmonise the rural character of the locality. The colours and materials selected will complement the proposed shed, primary residence and surrounding landscape, thereby minimising visual impact.

	<p>Proposed materials and colours:</p> <ul style="list-style-type: none"> • Cladding - Hardies Oblique – Monument or similar • Window Frames – Monument • Beams – Merbau clear finish • Posts – Merbau clear finish • Roof Cover – Monument
Where the land use and any development has a minimal offsite consequence	<p>The proposed development is adequately set back from neighbouring properties and the road. The applicant and property owner have sufficiently addressed the concerns raised by the Shire and neighbouring property owners. As previously stated, conditions have been added to the approval to ensure impact of the development on rural production activities within the subject site and adjacent properties is minimised.</p>

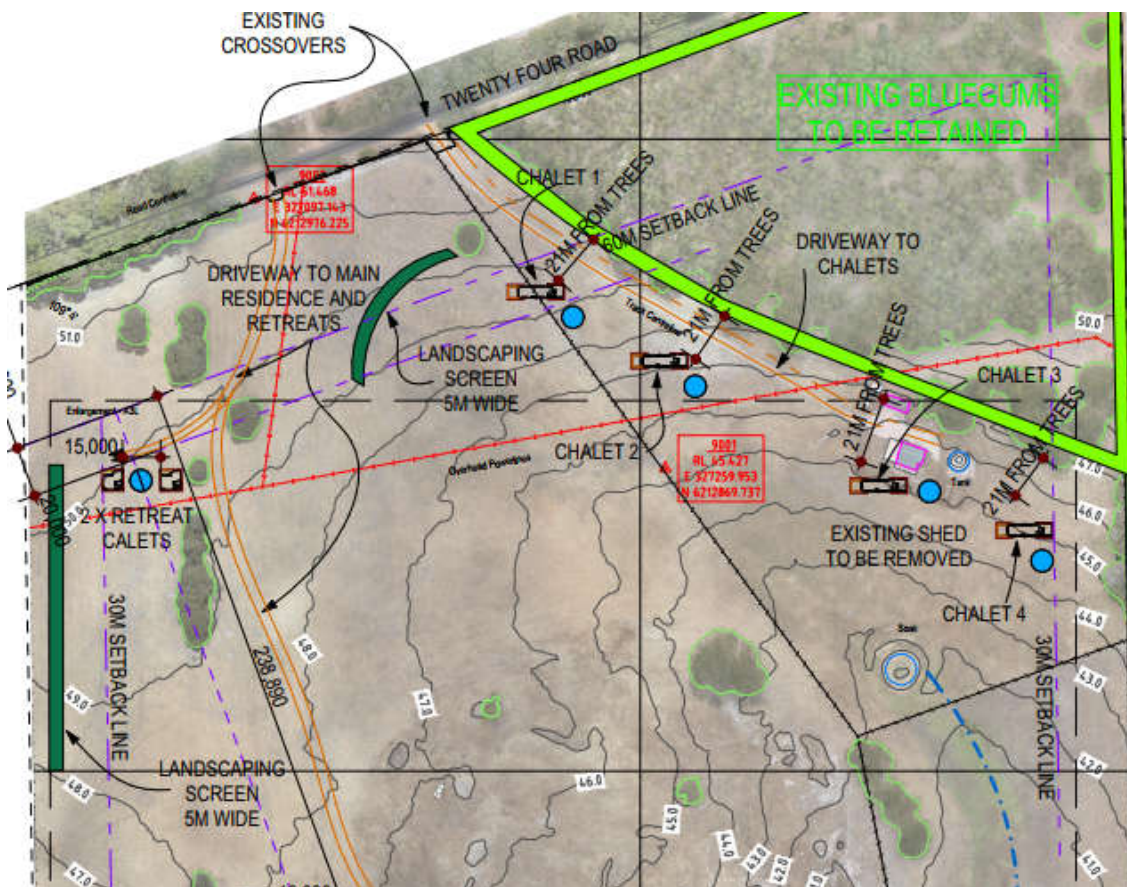


Image 3

Determination

That the **Coordinator Planning Services Grant** Planning Consent under Delegated Authority Instrument No. 34 pursuant to Clause 68(2) of the Deemed Provisions of Local Planning Scheme No. 1 for the **Chalets (x6)** at **Lot 23 Twenty Four Road, Karridale** subject to compliance with the following conditions:

1. The development is to be carried out in compliance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent.



Plans and Specifications	Plan P1 received by the Shire on 27 June 2025 Plan P2-P5 received by the Shire on 11 November 2024
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2. If the development, the subject of this approval, is not substantially commenced within two (2) years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has lapsed, development is prohibited without further approval being obtained.
3. At all times, all stormwater and drainage run-off from the development shall be detained within the lot boundaries and managed to predevelopment flow regimes and/or disposed offsite by an approved connection to the Shire's drainage system in accordance with the Shire of Augusta Margaret River's Standards & Specifications.
4. This approval is for short stay accommodation only. This means accommodation by a person or group of people for a period of less than three (3) months in any one 12-month period. The chalets shall not be used for permanent residential purposes.
5. Prior to commencement of the use, a Biosecurity Management Plan shall be prepared to the satisfaction of the Shire in consultation with the Department of Primary Industries and Regional Development.
6. The revised and accepted Bushfire Management Plan and Bushfire Emergency Evacuation Plan (received 27 June 2025), shall be implemented on site prior to commencement of the chalet use and at all times thereafter.
7. Certification shall be provided to the Shire by an accredited Bushfire Consultant that all bushfire management actions detailed in the accepted Bushfire Management Plan have been implemented prior to commencement of the use.
8. The Bushfire Emergency Evacuation Plan shall be displayed in a prominent position within each chalet at all times.
9. 'House Rules' shall be developed prior to the commencement of use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within each chalet. The 'House Rules' are required to contain the following advice to reinforce the difference between a rural lot and other areas: "The subject site is located adjacent to operational agricultural activities, which are provided exemptions to operate under section 12 of the Environmental Protection (Noise) Regulations, which may have a nuisance effect on amenity. Guests must remain within property boundaries at all times in the interests of guest safety and biosecurity for agricultural producers." Additionally, the 'House Rules' are to contain relevant bushfire safety guidance, including advice on permitted and prohibited activities during Restricted Burning Periods, Prohibited Burning Periods, and Total Fire Bans.
10. Pets owned by short-stay accommodation guests are not permitted on the property.
11. Prior to lodging of a building permit application, a Landscape Plan for the 'Landscaping Screens' detailed in Page 1 of the approved plans shall be prepared to the satisfaction of the Shire. The Landscape Plan shall be drawn to scale and show the following:
 - a) The location, name and mature heights of proposed trees and shrubs; and
 - b) Detail the timing of planting.
12. Landscaping shall be implemented, in accordance with the approved Landscape Plan prior to occupation/use of the development and shall be maintained at all times.

Advice Notes

- a) You are advised of the need to comply with the requirements of the following other legislation:
 - (i) This is not a Building Permit. A Building Permit must be issued by the relevant Permit Authority before any work commences on site as per the *Building Act 2011*;
 - (ii) *Health (Miscellaneous Provisions) Act 1911* and Department requirements in respect to the development and use of the premises; and
 - (iii) The *Bush Fires Act 1954* as amended, Section 33(3), Annual Bush Fires Notice applies to this property.
- b) Approval of the onsite effluent disposal system to meet site conditions is required prior to issuing of a building permit.



- c) Potable water supply shall be managed according to the guidance in Water Quality Protection Note 41 'Private drinking water supplies, April 2015' (Last updated: 23 June 2022), subject to the satisfaction of the Local Government Authority (LGA).
- d) The subject land is in a region that occasionally experiences problems with nuisance and disease carrying mosquitoes. These mosquitoes are known carriers of Ross River (RRV) and Barmah Forest (BFV) viruses. Any future development needs to avoid the creation of additional mosquito breeding habitats
- e) The proponent should obtain a Basic Summary of Records relating to the land and its surroundings to complete their assessment of the site's suitability for a more sensitive land use: Request for a Summary of Records in Respect of Land —Forms (www.wa.gov.au)
- f) In fulfilling condition 7, the place of last resort should be removed from the Bushfire Management Plan, or compliance with the Shelter in Place standards of the Planning for Bushfire Protection Guidelines demonstrated.