

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
12 March 2026 to 18 March 2026

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
12/03/2026	P226193	1948 (Lot 4271) Brockman Highway, Courtenay	Holiday House Renewal
16/03/2026	P226194	220 (Lot 13) Bullant Drive, Forest Grove	Holiday House
17/03/2026	P226198	Lot 60 Calgardup Road West, Forest Grove	Amendment to P224622 (Extension of Hours to Saw Mill and Outbuildings - Sheds)
17/03/2026	P226199	29 (Lot 219) Hardwood Loop, Cowaramup	Single House
17/03/2026	P226200	11486 (Lot 21) Bussell Highway, Forest Grove	Holiday House (Large)
17/03/2026	P226201	50 (Lot 60) Marginata Road, Witchcliffe	Amendment to P225975
17/03/2026	P226203	7031 (Lot 50) Caves Road, Redgate	Outbuildings (x3 Water Tanks)
18/03/2026	P226206	3 (Lot 6) Willerin Lane, Witchcliffe	Mixed Use (Single Dwelling and Ancillary Dwelling, Shop and Office)
18/03/2026	P226207	30 (Lot 346) Firetail Rise, Karridale	Outside Building Envelope (Outbuilding - Water Tank)
18/03/2026	P226208	65 (Lot 83) Apsley Drive, Margaret River	Single House
BUILDING			
12/03/2026	226193	73 (Lot 195) Marmaduke Point Drive, Gnarabup	Dwelling Alteration/Addition
12/03/2026	226194	40 (Lot 324) Ironmonger Road, Karridale	Single Dwelling and Shed
12/03/2026	226195	31 (Lot 172) Abelia Avenue, Margaret River	Shed
12/03/2026	226196	4 (Lot 31) Wrigglesworth, Cowaramup	Occupancy Permit - 4 x Warehouse
12/03/2026	226197	11 (Lot 227) Hardwood Loop, Cowaramup	Single Dwelling, Garage and Alfresco
12/03/2026	226198	9 (Lot 569) Tea Tree Link, Margaret River	Single Dwelling
13/03/2026	226199	20 (Lot 142) Callistemon Drive, Margaret River	Renovation & Addition
16/03/2026	226200	Lot 2902 Jindong-Treeton Road, Rosa Brook	Retrospective Caretaker's Dwelling within a Farm Shed
16/03/2026	226201	561 (Lot 11) Osmington Road, Bramley	Commercial Solar Panels
16/03/2026	226202	426 (Lot 1005) Bussell Highway, Margaret River (Lot 81 Hawkesford Place, Margaret River Lifestyle Village)	Single Dwelling, Garage and Alfresco
16/03/2026	226203	Lot 82 426 (Lot 1005) Bussell Highway, Margaret River (Lot 82 Hawkesford Place, Margaret River Lifestyle Village)	Single Dwelling, Garage and Alfresco
16/03/2026	226204	243 (Lot 216) Horseford Road, Burnside	Front Entry Wall and Gate
17/03/2026	226205	20 (Lot 13) Stewart Smith Loop, Cowaramup	Single Dwelling, Ancillary Dwelling and Alfresco x 2
17/03/2026	226206	168 (Lot 2953) Clews Road, Cowaramup	Amendment to Building Permit BLD224274
17/03/2026	226207	9 (Lot 252) Mcmanus Circuit, Witchcliffe	Single Dwelling, Verandah, Deck, Ancillary Dwelling, Verandah and Water Tank x 2
18/03/2026	226208	18 (Lot 12) Carnaby Crescent, Witchcliffe	Shed and Water Tank
18/03/2026	226209	149 (Lot 263) Brookfield Avenue, Margaret River	Single Dwelling, Garage and Alfresco
18/03/2026	226210	67 (Lot 82) Apsley Drive, Margaret River	Single Dwelling, Garage and Alfresco
18/03/2026	226211	58 (Lot 152) Moondyne Ridge, Kudardup	Single Dwelling and Alfresco
18/03/2026	226212	32B (Lot 2) Elva Street, Margaret River	Two Storey Dwelling, Garage, Alfresco and Verandah
18/03/2026	226213	21B (Lot 217) Brumby Place, Margaret River	Shed
18/03/2026	226214	Lot 26 Jacques Loop, Hamelin Bay	Water Tank
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
12/12/2025	P225957	15 (Lot 237) Sawmill Loop, Karridale	Retrospective Outbuilding (Water Tank)	Approved
21/01/2026	P226052	4 (Lot 121) Loch Street, Augusta	Holiday House Renewal	Approved
30/01/2026	P226068	673 (Lot 152) Rosabrook Road, Rosabrook	Holiday House Renewal	Approved
05/02/2026	P226087	13 (Lot 122) Lesueur Place, Gnarabup	Holiday House (Large) Renewal	Approved
05/02/2026	P226089	21 (Lot 476) Chenin Street, Cowaramup	Dwelling Addition (Carport)	Approved
13/02/2026	P226122	24A (Lot 102) Le Souef Street, Margaret River	Holiday House Renewal	Approved
SUBDIVISIONS				
Nil				
LOCAL LAW PERMITS				
16/01/2026	P226039	Reserves 41545 and 26228 Prevelly	Local Law Permit to operate parking areas and install signage - Margaret River Pro - 16-26 April 2026	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
15/12/2026	P225971	274 (Lot 4267) Dennis Road, Courtenay	Plantation	Approve with Conditions

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.



DEVELOPMENT APPLICATION ASSESSMENT P225971

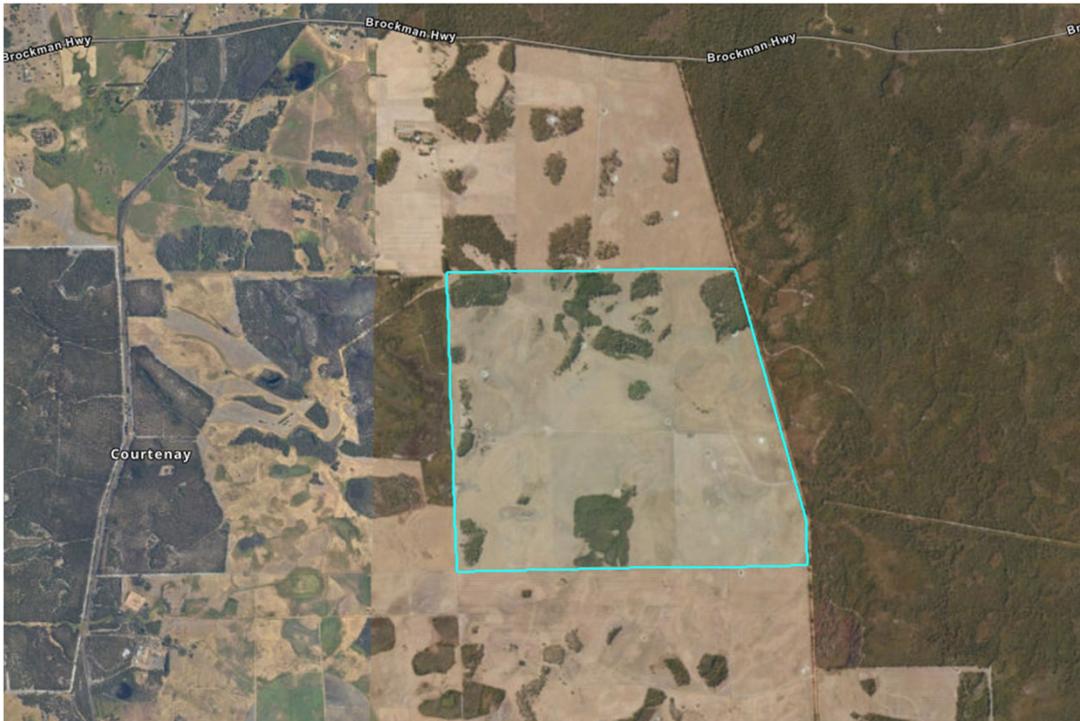
General Details

Reporting Officer	Tessa Ashworth
Disclosure of Interest	Nil
Assessment Level	Level 3

Application Details

Address	274 (Lot 4267) Dennis Road, Courtenay			
Proposed Development	Pine plantation of 357ha			
Zoning	General Agriculture			
Lot Area	472ha			
Use Class and Permissibility	Plantation 'D'			
Heritage/Aboriginal Sites	Nil			
Other Considerations	Visual Management Area	<input type="checkbox"/>	Sewerage Sensitive Area	<input type="checkbox"/>
	Special Control Area	<input type="checkbox"/>	Watercourses/Rivers	<input type="checkbox"/>
	Bushfire Prone Area	<input checked="" type="checkbox"/>	Environmentally Sensitive Areas	<input type="checkbox"/>
Structure Plans/LDP's	Nil			
Easements/Encumbrances	Electricity easement along south boundary			
Why is Development Approval Required?	Proposed discretionary land uses.			

Site Image



Proposal

A planning application has been received for a 357ha pine plantation at 274 (Lot 4267) Dennis Road, Courtenay. The plantation consists of the following characteristics:

- Plantation will be located on existing grazing pasture.
- A rotation will take 25-30 years
- Harvest will occur as per an approved Harvest Management Plan.
- Haulage to be north along Dennis Road to Brockman Highway.

Assessment

Referrals	Yes	No
Adjoining Neighbours	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Government Agencies Department of Biodiversity Conservation and Attractions (DBCA) / Department of Water and Environmental Regulation (DWER) / Department of Primary Industries and Regional Development (DPIRD).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Shire Departments Infrastructure / Environment/Sustainability / Emergency Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Were any objections received?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Were any issues raised through the referrals process?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

External Agency Comments	
Department Comments	Officer Comments
<p>Department of Biodiversity Conservation and Attractions (DBCA)</p> <p><u>Wetlands</u> Any alterations in surface or groundwater hydrology may impact wetland areas, including the identified sumpland.</p> <p><u>Threatened Ecological Community (TEC)</u> There is an occurrence of the Scott River Ironstone TEC within the DBCA managed Paget Nature Reserve, 500m south of the proposed pine plantation and adjacent to Dennis Road. The community contains a number of threatened and priority flora species (Scott River Ironstone TEC Interim Recovery Plan (DPAW 2015) (IRP) p6).</p> <p><u>Vegetation and flora</u> DBCA recommends a minimum ten-metre buffer between retained vegetation patches and the proposed plantation area wherever practicable.</p> <p><u>Forest Management Plan</u> DBCA advises that further details of pine wilding control and weed hygiene are required and recommends that wilding monitoring and management be undertaken on a regular basis, to minimise the spread of weeds, pests or pine-wildlings spreading into the state forest/nature reserve</p>	<p>Noted.</p> <p>Registered TEC at 500m away is outside the 100m setback recommended under the IRP. See discussion on TECs below.</p> <p>Advice note 'b' applied so the proponent is aware of requirements under the BC Act or EPBC Act.</p> <p>See discussion below.</p> <p>The forest management plan (FMP) states that volunteer pine seedlings will be monitored and controlled outside of the plantation area. Further details are required. A condition is applied for the update to the FMP to include further details on wilding control and monitoring.</p>
<p>Department of Water and Environmental Regulation (DWER)</p>	

<p><u>Native vegetation</u> Recommended advice note regarding clearing permit requirement if native vegetation is removed.</p> <p><u>Wetland protection</u> The proponent is advised to abide by the <i>Code of Practice for Timber Plantations in Western Australia</i> (FIFWA 2014) to the satisfaction of the Shire with the following commitments as appropriate:</p> <ul style="list-style-type: none"> • Pine wildlings are controlled • Use of chemicals • Sediment 	<p>Advice note 'd' applied for any clearing of native vegetation.</p> <p>A condition is applied for the development to comply with the Forest Management Plan which has been prepared in accordance the <i>Code of Practice for Timber Plantations in Western Australia</i>.</p> <p>Use of chemicals and sediment control are also addressed in the conditions.</p>
<p>Department of Primary Industries and Regional Development</p> <p>The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed Pine Plantation at the abovementioned lot.</p>	<p>Noted.</p>

Internal Department Comments	
Department Comments	Officer Comments
<p>Infrastructure Conditions provided</p>	<p>Recommend conditions applied.</p>
<p>Environment Vegetation - Clearing of native vegetation appears to be minimal.</p> <p>Recommended that consultation occur with Department of Biodiversity Conservation and Attractions and Department of Water and Environmental Regulation on Acid Sulphate Soils (ASS) and Environmentally Sensitive Areas .</p> <p>Further comment following DBCA feedback: The broader area has presence of priority, declared and threatened rare flora. It should be noted that records are predominantly in road reserves or reserve land. However, as the area has not been surveyed, it is unknown occurrences if there are on the site.</p> <p>The 10m buffer is recommended for large intact stands of vegetation with three stands of vegetation recommended. The central stands of vegetation in the north are largely fragmented, with a number of sections degraded, likely as a result from stock grazing. Recommend 6m setback for these areas.</p>	<p>Noted.</p> <p>See above.</p> <p>The applicant has agreed to this with an amended plan as condition of the approval to reflect these buffers.</p> <p>Further detail in discussion below.</p>
<p>Emergency Management</p>	

<p>Provided several recommendations for updates to the Fire Management Plan (FMP).</p> <p>Includes suggestion that a 50,000L water supply should be located near the shed at the entrance for ease of access, as all water sources are located within the plantation itself.</p> <p>Notes the 10m internal firebreak requirements of the Shire's firebreak notice, contrary to 6m internal breaks proposed.</p>	<p>The recommendations are noted and have been sent through to the applicant. No assessment against SPP3.7 is required for plantations. The applicant has written the FMP in accordance with the relevant forestry fire protection guidelines.</p> <p>The applicant will update fire management plan to include water supply near the entrance of the site.</p> <p>The requirement for 10m firebreaks will be added as a condition of approval.</p>
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Community Engagement	
Submitter Comments	Officer Comments
<p>Private Submitter 1</p> <ul style="list-style-type: none"> - Increase fire risk - Blocking of drains caused by flooding - Drawdown of water table, reducing water availability for stock 	<p>Fire management plan has been provided. Compliance with Shires firebreak notice also required.</p> <p>Drainage and groundwater discussed below.</p>
<p>Private Submitter 2</p> <ul style="list-style-type: none"> - Adjoin existing blue gum plantation. Has become a haven for kangaroos, emus, pigs and deer which damage fencing and wreck pasture. - Propose the applicant provide vermin proof fencing - Plantations lowered the water table and have had expense of alternative water supplies 	<p>The forest management plan provided states that external fences shall be maintained with expenses shared with neighbours. This is consistent with the code of practice for timber plantations. There are no requirements for boundary fencing under the code of practice or the Shire's planning scheme.</p> <p>Groundwater discussed below.</p>
<p>Private Submitter 3</p> <ul style="list-style-type: none"> - Fire risk - Will stop flow of water reaching larger drain and cause flooding to property to the north. 	<p>Further conversation with submitter regarding plantation design plan and drainage has been undertaken. Further discussion below.</p>
<p>Private Submitter 4</p> <ul style="list-style-type: none"> - Impact on surface and ground water availability immediately surrounding the property. - Have a wetland protected by a conservation agreement in their property that may be affected. - No buffer in place to protect surrounding land uses. - Waterways in scott river are being impacted by the increased number of pine/blue gum plantations. 	<p>See discussion on environment and water below.</p>

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	15m
Setback (Side)	20m	15m
Setback (Side)	20m	15m
Setback (Rear)	20m	15m
Site Coverage	N/A	
Plot Ratio	N/A	
Landscaping	N/A	

Discussion

Local Planning Scheme No.1 (LPS1)

The variation to the setback standards under LPS1 is considered acceptable when assessed against Clause 5.5. The development proposed in the setback area is unlikely to cause an adverse impact to neighbouring properties, as there are no nearby dwellings and the adjacent areas are used for grazing.

The Forest Management Plan provided with the application shows compliance with the *Code of Practice for Timber Plantations in Western Australia* as is required under 5.23 of LPS1. A harvesting plan is required prior to harvesting as a condition of approval.

A fire management plan has been provided as per *Guidelines for Plantation Fire Protection*. Some amendments have been recommended by the Shire, these have been provided as suggested updates to the Fire Management Plan. The applicant is to update the fire management plan accordingly as a condition of approval.

All other considerations under the subsequent clauses of 5.23 of the Scheme have been met by the proposal, including the environmental considerations as discussed below.

Environment

There are isolated stands of remnant vegetation within the lot. These are generally degraded due to cattle grazing and agricultural inputs. No clearing of native vegetation is proposed to undertake the development.

DBCA recommended a 10m buffer from native vegetation due to the potential for rare flora, however the Code of Practice for Timber Plantations has no minimum setback requirements to native vegetation.

The firebreak notice requirement requires 10m wide internal firebreaks around each plantation cell or block. The plantation plan has the large stands of vegetation in the south and northwest of the site surrounded by internal firebreaks, thereby making these 10m wide by default. The applicant will amend the plantation plan to create a minimum 10m firebreak around the large intact stand of vegetation in the northeast of the site (see areas subject to a 10m separation below). A condition for 10m wide firebreaks and to update the fire management plan has been applied.



The vegetation on the lot has not been fenced and has been historically subject to impacts from grazing over a long period of time. The remainder of fragmented and degraded vegetation will maintain the 6m setback as proposed and supported by the Shire's environment officer. The Shire applies it as a standard condition taken from the outer edge of the vegetation.

The other matter raised by DBCA was the distance of the nearest registered threatened ecological community (TEC), which is approximately 500m away to the southeast of the subject site on the other side of Dennis Rd. The Interim Recovery Plan for the Scott River Ironstone Association TEC (IRP), requires hydrological studies if the plantation is proposed within 100m of a TEC. See relevant section of the IRP as follows:

Production of timber in extensive tree-farms may result in both increased groundwater use and reduced rainfall recharge. Localised lowering of the groundwater table is likely to occur within and down-gradient of established plantations. The effects are unlikely to extend up-gradient by more than 100m or so at most, but local assessment is required (GCS 2007).

Subsequent conversation with DBCA indicates that the impact on this TEC from the plantation due to hydrological changes is likely negligible. Given the 500m distance of the TEC, localised lowering of the groundwater table is unlikely to have significant impact at such distance where the change in elevation is minimal. An advice note has been applied so that the applicant is aware of their obligations under the relevant state and federal legislation.

Water Management

There are no water ways within the site. The property has been historically modified with built drainage channels to manage surface water flow. These are to be maintained as part of the development with the 6m separation distance required from either side of the drainage lines.

The Department of Water and Environmental Regulation are the authority responsible for the assessment of impacts on groundwater. The feedback provided by DWER did not raise concerns about this aspect of the proposal. Impacts on groundwater have also been considered through the assessment by DBCA relative to potential impacts on groundwater dependant TECs which is addressed above.

There are several small soaks within the site, no additional water supplies are proposed as part of the development. Conditions applied below address sediment, erosion and chemical run off.

In addition to the above, there is conservation covenant over the native vegetation and wetland immediately adjacent to the west of the site. The proponent has amended the plantation plan to provide a buffer to this wetland area in Cells 9 and 11. This creates an increased buffer from the plantation to the wetland as was advised by DBCA.

As below:

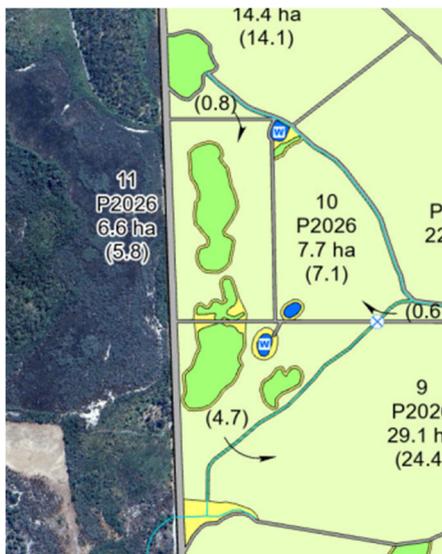


Figure 2: Original application

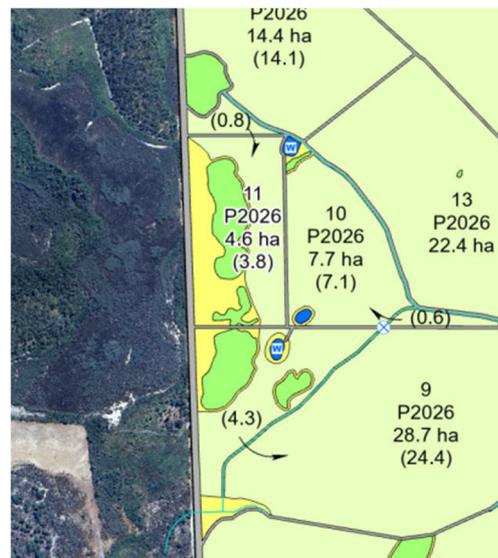


Figure 3: Buffer to adjoining wetland included.

Based on the above conditional approval is recommended.

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 Plantation at 274 (Lot 4267) Dennis Road, Courtenay 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-P3 received by the Shire on the 4 March 2026
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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. All operations shall comply with the 'Code of Practice for Plantations in Western Australia, Forest Industries Federation, 2014', or latest equivalent, to the satisfaction of the Shire.
4. The Forest Management Plan (March 2026) shall be updated to provide specific details on how pine wildling control and weed hygiene will be undertaken. The updated plan shall be submitted to the Shire and approved prior to commencement of works inclusive of the following:
 - a. Implemented schedule for monitoring and management of pine wildling and weed hygiene.
 - b. Management steps to ensure pests and pine-wildlings do not spread into the state forest/nature reserve.
5. All operations shall comply with the abovementioned updated Forest Management Plan.
6. The Fire Management Plan (Delta Forestry March 2026) shall be updated:
 - a. to include a 50,000L water supply near the entry to the site, and
 - b. minimum 10m internal fire break around large stand of vegetation in the northeast of the site.
7. All operations shall comply with the abovementioned updated Fire Management Plan.
8. Plantation firebreaks are to be 10 metres wide with 3 metres trafficable surface around each cell or block. See advice note 'a'.
9. A 6m setback shall apply to both sides of drainage lines, including setbacks from ripping.
10. A 6m setback shall apply from ripping and planting to remnant vegetation, measured from the outer edge of the tree canopy.
11. In the event that environmentally significant erosion becomes evident during clearing operations, the developer must seek the advice of the Shire in a timely manner, and must carry out any remedial action as specified in the Applicant's Plantation Management Plan, Operations Manual or as specified by the Shire.
12. All operations involving the use of machinery must be carried out in such a manner to provide the minimum practicable soil disturbance.
13. All remnant vegetation shall be retained as shown on approved Plan 1.
14. Polluted waters, including but not limited to waste waters or turbid stormwater arising from the development or use of this land, shall not be discharged into the stormwater drainage system or any water course or wetland.
15. Windrows shall not be formed against areas identified as remnant vegetation or buffer zones.
16. Pesticide and chemical use shall always comply with the Code of Practice for Timber Plantations in Western Australia, in particular strict accordance with Section 4.6.
17. When undertaking any clearing, revegetation and rehabilitation, the Proponent shall take the following steps to minimise the risk of introduction and spread of dieback/weeds:

- a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;
 - a) avoid the movement of soil in wet conditions;
 - b) ensure that no dieback-affected materials are brought into an area that is not affected by dieback; and
 - c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared.
18. Prior to and after any anticipated commercial harvesting occurring, the Plantation Operation/Manager shall notify the Council so that the proposed access and haulage routes may be inspected by Council's Infrastructure Services and the Applicant, and any fire risk associated with harvesting be mitigated, to the satisfaction of Council.
19. A separate Harvesting Plan shall be submitted to Council at least two months prior to the commencement of any harvest works on the site. The 'Harvesting Plan' shall include the following details:
- A transport strategy.
 - Name of the landowner, plantation management company and plantation manager.
 - Area of land to be planted to trees and subsequently to be harvested.
 - Anticipated season/s and year/s of harvest.
 - Anticipated tonnage of product at harvest.
 - Whether trucked product is likely to be in the form of logs or chips or other.
 - Anticipated haul routes on local and district roads.
 - Proposed destination of haulage; and
 - Prior to the operation of the harvesting activity commencing a Road Maintenance Plan (RMP) shall be provided.
20. The proponent shall be responsible for the cost of maintaining, and repairing damage to, the roads controlled by the local government which are used by haulage traffic associated with the development, to the extent that the traffic generated by the development contributes to the need for such maintenance and repair. Three months prior to the commencement of any harvesting operations, a Road Maintenance Plan (RMP) incorporating:
- the abovementioned principle.
 - an audit of the condition of relevant roads.
 - maintenance standards and associated requirements and responsibilities as agreed with the Shire; and
 - the estimated cost of road maintenance and repairs for the life of the development.
- shall be lodged with the Shire for approval. The approved plan shall be implemented throughout the duration of the harvesting operations.
21. Prior to the commencement of the harvesting operations, the proponent is to pay to the local government a bond or equivalent acceptable to the Shire sufficient to secure the road maintenance and repair obligations contained in the approved RMP, within 30 days of the approval of the RMP.
22. Prior to the operation of the harvesting operations commencing two (W5-22) advanced warning signs shall be installed at appropriate distances from the access and egress of the property. All signs shall indicate "Trucks Crossing or Entering" ahead and shall comply with Main Roads Warning signs- Category 2.
23. 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.
24. Vehicle crossovers to the road shall be designed and constructed in accordance with the Shire of Augusta Margaret River crossover standards and specifications, prior to commencement of the development.

25. Works are prohibited within the road reserve including any pruning or clearing of vegetation without prior written approval of the Shire. The Proponent shall submit and implement a Traffic Management Plan prepared by a licenced Traffic Manager in accordance with MRWA Traffic Management Code of Practice and Australian Standards AS1742.3-2002 for any works on or within the road reserve (including road).
26. All loading and unloading shall take place within the boundaries of the premises.

Advice Notes

- a) You are advised of the need to comply with the requirements of the following other legislation:
- (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.
- a) The proposal in its current form may require authorisation under s45 of the BC Act for the modification of a TEC due to potential indirect impacts to the TEC (e.g. weeds and hydrological impacts). The loss of any occurrence would be considered significant for this Critically Endangered TEC. The proponent would also need to address any referral requirements under the Federal EBPC Act.
- b) DBCA recommends that when vegetation clearing or pruning is required, the proponent should seek advice from DBCA's Species and Communities branch at speciesandcommunities@dbca.wa.gov.au prior to clearing works, in relation of section 40 authorisation requirements.
- c) Clearing of native vegetation is subject to the *Environmental Protection Act 1986* (EP Act), and in the unlikely event any clearing of native vegetation is proposed, to contact the Department's Native Vegetation Regulation section by email admin.nvp@dwer.wa.gov.au or by telephone 6364 7098 to determine if a clearing permit is required under the EP Act
- d) Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate risk of ASS occurring within 3 metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's (DWER) acid sulfate soil guidelines for information to assist with the management of ground and/or groundwater disturbing works: <https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>.