

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
4 July to 10 July 2024

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
04/07/2024	P224448	Unit 1, 41 (Strata Lot 1 of Lot 58) Town View Terrace, Margaret River	Holiday House Renewal
04/07/2024	P224449	82 (Lot 22) Blackwood Avenue, Augusta	Retrospective Ancillary Dwelling
05/07/2024	P224451	84 (Lot 2) Turner Street, Augusta	Holiday House Renewal
05/07/2024	P224452	Lot 4419 Scadden Road, Courtenay	Cancellation of Planning Application (P219099) Extractive Industry (Sand)
05/07/2024	P224454	4 (Lot 255) Felling Road, Karridale	Carport and Retrospective Outbuilding (Water Tank)
08/07/2024	P224456	8 (Lot 253) Felling Road, Karridale	Outbuilding (Shed)
09/07/2024	P224459	127 (Lot 50) Yates Road, Margaret River	Building Envelope Variation
BUILDING			
04/07/2024	224396	61 (Lot 14) Karrack Crescent, Witchcliffe	Single Dwelling, Patio, Rainwater Tank and Carport with Store
08/07/2024	224397	14 (Lot 304) Whistler Drive, Karridale	Rainwater Tank
08/07/2024	224398	64 (Lot 50) Bussell Highway, Cowaramup	Alterations and Additions to Existing Commercial Building - Patio
08/07/2024	224399	14 (Lot 27) Treeside Lane, Margaret River	Single Dwelling, Garage and Patio
08/07/2024	224400	76 (Lot 12) Sabina Drive, Molloy Island	Shed
08/07/2024	224401	18 (Lot 116) Settlers Retreat, Margaret River	Deck and Patio
08/07/2024	224403	1 (Lot 232) Hardwood Loop, Cowaramup	Single Dwelling, 2 Storey Ancillary Dwelling and Garage
09/07/2024	224404	Lot 222 Hardwood Loop, Cowaramup	Single Dwelling, Garage and Patio
10/07/2024	224405	6 (Lot 328) Ibis Court, Karridale	Single Dwelling
10/07/2024	224406	1 (Lot 164) Laurina Place, Gnarabup	Spa and Barrier Fence
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
18/04/2024	P224290	12 (Lot 28) Cross Street, Augusta	Carport/Patio	Approved
06/05/2024	P224326	17 (Lot 98) Ryans Road, Margaret River	Outbuilding (Shed)	Approved
17/05/2024	P224343	33 (Lot 1003) Wallcliffe Road, Margaret River	Events (Night Market)	Approved
21/05/2024	P224351	5839 (Lot 940) Caves Road, Margaret River	Outbuilding (Shed) Extension	Approved
07/06/2024	P224388	21 (Lot 219) Bretonneux Turn, Cowaramup	Single Dwelling	Approved
28/06/2024	P224438	47 (Lot 700) Burke Circle, Cowaramup	Outbuilding (Shed)	Approved
SUBDIVISIONS				
Nil				
LOCAL LAW PERMITS				
Nil				

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
1/03/2024	P224164	Units 1 & 2, 75 (Lot 2) Blackwood Avenue, Augusta	Alterations and Additions to Existing Commercial Development (Café, Exhibition Center and Cottage Industry)	Support 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 Assessment P224164



General Details

Reporting Officer	Grace Graham
Disclosure of Interest	Nil.
Assessment Level	Major Level 3

Application Details

Address	Units 1 & 2, 75 (Lot 2) Blackwood Avenue, Augusta		
Proposed Development	Alterations and Additions to Existing Commercial Development (Café, Exhibition centre and Cottage Industry)		
Zoning	Town Centre		
Lot Area	319sqm		
Use Class and Permissibility	Industry – Cottage – 'A' Restaurant – 'P' Exhibition centre – '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 type="checkbox"/>	Environmentally Sensitive Areas <input type="checkbox"/>
Structure Plans/LDP's	No Structure Plans or LDPs Augusta Townsite Strategy – March 2008 Augusta Character Study – July 2022		
Easements/Encumbrances	Right Of Way (ROW) – ROW owner has co-signed application.		
Why is Development Approval Required?	Discretionary Use		

Site Image





Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners – Advertised on Your Say	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Government Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Shire Departments Infrastructure / Environmental Health / Waste	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where any objections received? – 4 Objections	<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
Infrastructure Department	Concern for lack of parking.	Applicant has provided parking study for the site and surrounding area. A calculation is included in the discussion below with a shortfall of 5 carparks. Construction of new street parking on side street for short fall have been recommended.
Environmental Health Department	Property is connected to reticulated water and sewer. The number of seats in the café will impact on the number of toilet facilities that are required under the BCA. It looks like the applicant is aware of this, they have calculated that they have enough toilet facilities for 100 people. If they are going to host events at the venue, then they will need to be assessed as a public building	Noted. Conditions recommended.
Waste Department	The application appears to have very minimal room for a bin store and there is a lack of sufficient detail relating to waste management. Suggest to condition the need to prepare and implement a waste management plan to identify and manage waste generated as a result of development.	Noted. Condition recommended.

Community Engagement		
Submissions	Comments	Officer Comments
Private Support - 8	<ul style="list-style-type: none"> Proposal supports Augusta's growth and progress Increase in amenity offer for residents and tourists The new venue will enhance the experience of one of the most breathtaking views the town has to offer overlooking the Blackwood River Regarding carparking shortfall - there is an opportunity to create more on street carparks along Ellis street The loss of carparks in exchange for bike parks is a message in the right direction. Support for a creative space/studio, boosting art in the community Set a new bar and incentive for all commercial owners to upgrade their premises in town Great to see commercial property owners starting to 	Supportive submissions are noted.

	revitalise the town centre	
Private Object – 4	<ul style="list-style-type: none"> Augusta is not ready for this proposal, concerns about how this development will impact the existing long term businesses in town The introduction of a larger-scale cafe restaurant has the potential to disrupt the delicate balance, overshadowing the charm of local businesses and altering the very essence of what makes Augusta special Concern for how a new larger hospitality business will affect the economic stability of the community Concerns with the façade/design of the proposal. It doesn't feature as a welcoming design from the street front and looks rather imposing and soulless 	<p>Submissions of objection are noted, however the impact on other commercial business in the area is not a planning consideration for this proposal.</p> <p>The uses that prompted the advertising was the incorporation of Industry Cottage (located on the ground level of the building) alongside the parking shortfall.</p> <p>Concerns have not been raise din respect to this paticular land use, and the parking requirements for the development are discussed further 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 checked="" type="checkbox"/>	<input 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)	Nil	Nil – Complies
Setback (Side)	Nil	Nil – Complies
Setback (Side)	Nil	Nil – Complies
Setback (Rear)	Nil	~6m setback - Complies
Site Coverage	75%	235sqm covered ~73% - Complies
Plot Ratio	1	~400sqm – lot size 319sqm – Variation
Landscaping	Landscaping in parking areas will be required. Service yards and waste management facilities shall be provided.	Landscape plan to be conditioned.
Building Height (delete for Outbuildings)		
Standard	Required	Provided
Walls (wall-plate height)	7m	Wall height complies 7m – small amount of services on roof re over 7m height requirement - Variation
Car Parking		
Standard	Required	Provided
Local Planning Scheme No.1 (insert ratio)	6.25 bays required (See below table with calculations)	3 bays – Variation (Shortfall of 5 car bays)
Design	Forward entry into the Street/AS 2890.1 Parking Facilities: Off street car parking/AS 2890.6 Parking Facilities: Off street parking for people with disabilities	Based on advice from Engineering for commercial proposals.

Discussion

Planning and Building History

- P223869 – Private Recreation (Yoga Studio) – Approved 22/12/2023
- BLD73003 – Building Approval Certificate – New Brick Shops – Approved 24/01/1973
 - Includes approval for a 44 seat restaurant and 6 carparks

Summary of proposal

The Shire of Augusta Margaret River has received a planning application for a proposal to develop a café/restaurant, exhibition centre and cottage industry development at 75 Blackwood Avenue, Augusta. The existing building was constructed in 1973 and is located on a prominent corner on the main street of Augusta, intersecting with Ellis Street. A recent character study shows the high level of pedestrian activity along the main street as well as distributing side streets that lead towards the river. This area has been identified as a high activity area with frequent movement to/from jetty to town.

The proposal includes:

- 49 seat café/restaurant located on upper (ground) floor, addressing Blackwood Avenue – **number of seats reduced to 44 during assessment due to parking requirements.**
- 90sqm of exhibition centre and industry cottage use, located in under croft floor used for display and sale of artistic goods, art classes, and manufacturing of artistic goods
- Demolition of rear portion of existing building and roof covering

- Construction of new commercial studio over 2 storeys on the rear half of the lot
- The refurbishment of the existing café, including extending the rooftop around the double height void of the studio below to create amenity for the café and patrons
- An additional entrance for the private studio is proposed off of Ellis St into a private courtyard, which acts as a secondary egress from the café
- End of trip facilities for staff and storage room (29m2)
- 3 parking bays accessed via the private laneway at the rear of the site, which joins Ellis Street and an additional eight (8) bicycle parking bays within the footpath on the Ellis Street, and
- Operating Hours are as follows:
 - Licensed Restaurant: 7am – 10pm operating hours
 - Cottage Industry: 7am – 7pm
 - Exhibition Centre: 7am – Midnight / 9pm on Sundays

Design Review

The proposal underwent a Design Review process prior to the lodgement of the subject application. As the Shire did not have a Design Review Panel (DRP) in place at the time, Criag Smith Architects were engaged to undertake a design assessment based on the design principles established in State Planning Policy 7.0 – *Design of Built Environment* (SPP 7.0) in accordance with the State DRP procedure. On 15 January 2024, a Design Review session was held with the owner and the owners appointed architect. The owners provided a background briefing and expressed a desire to take on a community role in respect to the arts while creating a commercially successful project. and discussion followed on certain design elements of the proposal.

The review resulted in general support, with further attention being required for some aspects of the proposal. Key areas requiring further attention was the proposed ceramic fascia requiring further detailed design, parking and access requirements, detailed landscape design, waste management, and further detail regarding materiality to external facades, which may be dealt with via DA conditions.

Overall, the built form is considered to satisfy the 10 principles of SPP7.0 and results in an active and engaging built form on a highly visible and prominent location with the locality of the main street of Augusta townsite.

Summary of Variations to LPS1

- Plot ratio over maximum 1 at ~400sqm in lieu of 319sqm
- Screening to services located on roof breach the 7m building height
- A five (5) car bay shortfall across the site – see below calculations

Plot Ratio

The proposal seeks a variation to the plot ratio as specified in the local development scheme 1 (LPS1) Schedule 9. The plot ratio requirement in the Town Centre zone is 1, which calculates to 319sqm as per the lot area. The total proposed plot ratio is ~400sqm, which takes into consideration the floor area for the ground and second level. Due to the site being on a slope with multiple frontages the split level design is viewed as single level from Blackwood Ave (Primary Street) and two (2) levels from Elis St. The variation to the plot ratio is acceptable on as the proposed design responds to the site characteristics.

Building Height

The minor variation to the building height was reviewed as part of the design review process undertaken prior to lodgement of the development application, with no major concerns raised during this process . The part of the building that is exceeding the height limit is part of the screening that will screen the services to the building e.g. air conditioning units. Most of the screen is within the height limit with a small amount exceeding due to the natural slope of the block. Clause 5.13.2 sets out the circumstances in which variations to the height limits of the Scheme may be permitted. The proposal is considered to satisfy these circumstances for the following reasons:

- The part of the screen above the height limit will
 - be in harmony with the general character of building in the locality being in a town centre zone
 - not adversely affect the beauty, character, quality of environment or the area generally
 - maintain a satisfactory relationship to the boundaries of the lot on which it is to be constructed and relates satisfactorily to the siting, design and aspect of buildings on other nearby lots; and
 - not impair the amenity or development potential of adjoining lots.

A condition has been added for the applicant to provide a detailed design of the screening as part of the building permit stage. This will ensure that no further height is exceed during the delivery of the development.

Carparking

The proposal involves a **shortfall of five (5) carparks**.

The parking requirement incorporates the historical approval of the restaurant, which allowed for 44 seats based on six (6) carparks at the rear of the property.

A summary has been provided below:

Use Type	Criteria	Carparks
Historic Restaurant Approval – Current Site	44 seats	6 carparks

Proposed Restaurant Approval	44 seats – additional 0 seats (1 space per 4 seats)	0 carparks
Exhibition Centre	90sqm	2.25 carparks
Carparking Required		8.25 carparks
Implementing Active Transport Plan	Subtract carparking by 10%	0.825 carparks
Number of carparks to proposed to be built	Subtract carparking provided in proposed development	3 carparks
TOTAL SHORTFALL		5 (4.425) carparks

The car parking **shortfall of five (5) carparks** is required to be addressed as part of the application, and options were presented to the applicant during the assessment on how this could be delivered.

A 10% reduction has been applied as the applicant has committed to the preparation of an active transport plan as per section 5.8.9 of the LPS1 as the proposed plans have included facilities that promote active transport. A condition has been applied to confirm the details of these aspects of the proposal.

Clause 5.8.8 allows for parking shortfalls to be either accepted by a cash in lieu if the carparks can't be provided onsite or the provision for the additional parking is to be provided on site or in a position nearby acceptable to the local government.

Condition 4 has been recommended to address carparking shortfall which requires the design and construction of 5 parking bays in Ellis Street in order to comply with the Scheme.

Access Requirements - Right of Way (ROW)

The owner of the ROW is a co applicant of this proposal and as such the ROW has been included as part of the assessment. The current condition of the ROW and crossover is degraded and would not meet the current infrastructure standards of the Shire, accordingly is required to be brought up to standard as per of the assessment.

Materiality and Street Safety

During the design review there was concern for the use of some external materials of concern, including exposed Versaloc Blockwork (exposed) and Danpalon. Materials to be used on the northern elevation facing Elis St, will be required to be signed off by a planning officer prior to building permit to ensure street surveillance is achieved.

Public Art Policy

The development is required to meet the Shires Local Planning Policy 30 which guides the statutory requirement for public art to be included within significant development proposals, or through Percent for Art contributions to the Shire. The applicant is aware that the proposal is subject to the provisions of LPP30 and has incorporated public art as part of the development proposal. The public art aspect of the proposal is to be implemented as a façade feature piece. A detailed design has not been included as part of the proposal and a condition will be applied to any approval granted, requiring compliance with the above policy measure.

Determination

That the Manager of Planning and Regulatory 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 Alterations and Additions to Existing Commercial Development (Café, Exhibition centre and Cottage Industry) at Units 1 & 2, 75 (Lot 2) Blackwood Avenue, Augusta 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 -P5 received by the Shire on the 1/3/2024
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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. The number of seats/patrons for the restaurant use hereby permitted shall not exceed 44.
4. Prior to the commencement of the use, designs for five (5) on street carparking bays in a position nearby acceptable to the local government shall be designed, constructed, sealed, kerbed, drained, line marked and maintained for a period of 12 months thereafter in accordance with Australian Standard AS 2890.5 and the Shire's standards and specifications.
5. No packaged liquor shall be sold from the site
6. Prior to lodging of a building permit application a detailed design of the New Proposed Screen to the frontage of the building TL1 – Feature Tile Screen is to be submitted to the Shire for approval and be implemented prior to the commencement of the use. Artwork is to meet objectives of Local Planning Policy 30 – Public Art Policy.
7. Prior to lodging of a building permit application a schedule of colour and texture of the building materials shall be submitted and approved prior to the commencement of any work(s) and shall be implemented accordingly.

8. Prior to submission of a building permit for the development, a Landscape Plan shall be prepared to the satisfaction of the Shire by a suitably qualified and/or experienced landscape consultant. The Landscape Plan shall be drawn to scale and show the following:
 - a) The location, name and mature heights of existing and proposed trees and shrubs and ground covers on both the subject site and the adjoining street verge(s);
 - b) Any lawns and paved areas to be established;
 - c) Any natural landscaped areas to be retained;
 - d) The retention of the existing street trees; and
 - e) Those areas that are to be reticulated or irrigated are demonstrated to be designed using water sensitive principles.
 - f) Right of Way (ROW) portion servicing the rear of the property and upgrade of crossover
9. 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
10. Prior to the commencement of development, a lighting plan to be provided to the satisfaction of the Shire demonstrating compliance with Australian Standard AS/NZS 4282:2019 to control of the obtrusive effects of outdoor lighting.
11. Prior to lodging of a building permit application screening details to be provided for any external fan, air conditioner or similar equipment to the specification and to the satisfaction of the Shire and maintain thereafter.
12. The development or use of the land shall not cause or permit to cause the escape of dust, smoke, fumes, offensive matter or foul odours in such quantity or of such nature as to unreasonably impact on the amenity of the locality.
13. Prior to issue of a building permit for the development, a Construction Management Plan (CMP), shall be prepared to the satisfaction of the Shire. The CMP shall be implemented on site at all times construction is in progress.
14. Prior to occupation of the development, an Active Transport Plan (ATP) is to be prepared, approved by the Shire and implemented. The ATP shall detail facilities to be provided to encourage non-motorised forms of transport including the provision of end of trip facilities.
15. Prior to commencement of the development, a Waste Management Plan must be submitted to and approved by the Shire for the intended use. The Waste Management Plan must then be implemented to the satisfaction of the Shire, and have due regard to the following:
 - a. Ownership, maintenance and management of waste receptacles;
 - b. Provider of waste collection services;
 - c. Categories (landfill, recycling, FOGO, etc.) and volumes of waste expected to be produced;
 - d. Bin storage area and types of receptacles – showing quantity and placement of bins in storage area;
 - e. Method of collection and disposal of waste including access, circulation and collection times for the servicing of waste bins/receptacles;
 - f. Hygiene and noise, odour and vermin control;
 - g. Health, safety and environmental considerations, particularly focussed around manual handling, and prevention of accidental spills and releases; and,
 - h. Waste avoidance and staff education on avoiding waste.
 - i. Any opportunities for management of waste on site, like composting food waste, etc.
16. Prior to lodging a building permit application, a detailed Stormwater Management Engineering Plan shall be prepared to the satisfaction of the Shire and submitted to the Shire showing drainage details, stated storage capacity, lid levels, drainage pipe inverts, sump connections details, slow-release details and calculations, offsite infrastructure connection details and a feature survey showing existing services, street trees, footpaths and furniture etc. The Shire's written acceptance of the Stormwater Management Plan must be provided with the building permit application. (Refer to advice note 'f').
17. Prior to practical completion of the development, stormwater management systems on the subject site shall be constructed in accordance with the accepted Stormwater Management Engineering Plan referred to in abovementioned condition and shall thereafter be maintained.
18. Prior to lodging a building permit application, a detailed Vehicle Parking Construction Engineering Plan shall be prepared in accordance with the Australian Standard AS2890.1 Parking Facilities – Off-street car parking to the satisfaction of the Shire and submitted to the Shire showing construction details including bay lengths and widths, aisle widths, pavement levels, thickness, cross fall, lighting proposal and drainage disposal method. The Shire's written acceptance of the Vehicle Parking Engineering Plan(s) must be provided with the building permit application (refer to advice note 'f').
19. Prior to occupation of the development, vehicle parking areas shall be constructed and thereafter maintained in accordance with accepted Vehicle Parking Construction Plan.
20. Prior to lodging a building permit, a detailed Pedestrian Path Construction Plan shall be prepared in accordance with the Shire's Standards and Specifications. The Pedestrian Path Construction Plan shall be prepared to the satisfaction of the Shire and shall be submitted to the Shire showing construction details for the shared path fronting the development. The Shire's written acceptance of the Pedestrian Path Construction Plan must be submitted at the time of lodging a building permit (refer to advice note 'g').

21. Prior to occupation, the pedestrian path system shall be constructed at the full cost of the proponent and in accordance with the accepted Pedestrian Path Construction Plan.
22. Prior to lodging a building permit application, the proponent shall pay a \$10,000.00 development bond to the satisfaction of Local Government.

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) Please note that the restrictions placed on the capacity of the approved land uses in conditions are based on the approved on-site and on-street parking bays linked to the development.
- c) Please be advised that Liquor Licence Approvals may be required from the Department of Racing, Gaming and Liquor.
- d) Prior to the construction and fit out of the approved food premises, detailed plans and specifications of all internal fixtures, finishes and fittings must be submitted to the Local Government for assessment.
- e) Any approved food premises using deep fryers and/or rotisseries is required to install a grease trap – to a size specified by Local Government and the Water Corporation.
- f) Engineering plans are required to be developed and designed by a suitably qualified engineer and submitted to the Shire's Asset Services department (PH 9780 5274) The plans shall include a feature survey of the Shires road reserve as part of the submission. Commercial developments should contain the 5% AEP on site using appropriate onsite storage with suitably designed storage such as pipe and pit, raingardens and shaping the carpark to function as part of the onsite detention with slow release to mimic predevelopment flows.
- g) Pedestrian paths shall remain continuous at vehicle crossovers and shall be reinforced with mesh.
- h) Works in a road reserve, including any pruning or clearing of vegetation, are prohibited without first obtaining written approval of the Shire. The proponent will be required to submit and implement a Traffic Management Plan for all works in a road reserve. The TMP is required to be 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)".
- i) Advertising/Signage for the development/use is not included in this approval and may require further planning approval from the Shire in accordance with Schedule 5 of the Local Planning Scheme 1.
- j) Noise emissions (sound levels) shall comply with the Environmental Protection (Noise) Regulations 1997.
- k) The proposed activity must comply with the Food Act 2008 and the Food Standards Australia New Zealand Code.
- l) Prior to the construction and fit out of the approved food premises, detailed plans and specifications of all internal fixtures, finishes and fittings must be submitted to the Local Government for assessment.
- m) Any approved food premises using deep fryers and/or rotisseries is required to install a grease trap – to a size specified by Local Government and the Water Corporation.
- n) A building or place or part of a building or place where persons may assemble is a public building and is required to comply with the Health Act 1911; the Health (Public Building) Regulations 1992 and the Building Code of Australia.