

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
4 September 2025 to 10 September 2025

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
04/09/2025	P225657	195 (Lot 2892) Crozier Road, Rosa Brook	Outbuilding (Hop Yard Farm Building)
04/09/2025	P225658	8 (Lot 2) Emmanuel Way, Hamelin Bay	Siteworks Outside of Building Envelope
04/09/2025	P225659	6 (Lot 418) Atkins Street, Margaret River	Single House (Street Tree Relocation, Siteworks & Boundary Fence)
05/09/2025	P225662	5 (Lot 28) Horseford Road, Burnside	Holiday House Renewal
08/09/2025	P225667	Unit 37, 6 Tunbridge Street, Margaret River	Holiday House
09/09/2025	P225669	Unit 4/10 (Lot 8) Town View Terrace Margaret River	Holiday House Renewal
10/09/2025	P225676	86 (Lot 104) Woodland Drive, Burnside	Amendment to P225355
10/09/2025	P225678	40 (Lot 266) McManus Circuit, Witchcliffe	Outbuilding (Shed)
BUILDING			
04/09/2025	225607	3 (Lot 6) Oracle Vista, Cowaramup	Single Dwelling, Alfresco, Carport and Water Tank
04/09/2025	225608	5A (Lot 501) The Boulevard, Margaret River	Change of Use - Garage to Ancillary Dwelling
05/09/2025	225609	131 (Lot 1499) Stockdill Road, Deepdene	Farm Shed
08/09/2025	225610	87 (Lot 1) Tunbridge Street, Margaret River	Carport x 2
08/09/2025	225611	28 (Lot 28) Palmdale Avenue, Augusta	Single Dwelling, Shed and Water Tank
10/09/2025	225612	34 (Lot 109) Lloyd Loop, Margaret River	Retrospective Patio
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
27/05/2025	P225385	13 (Lot 111) Langley Crescent, Gracetown	Holiday House Renewal	Approved
06/06/2025	P225414	255 (Lot 181) Kevill Road, Margaret River	Holiday House (Large)	Approved
06/06/2025	P225415	32 (Lot 124) Harvest View, Cowaramup	Building Envelope Variation & Clearing Outside of the Building Envelope	Approved
19/06/2025	P225443	9 (Lot 4) Balagarra Lane, Witchcliffe	Dwelling Addition (Carport)	Approved
26/06/2025	P225469	70 (Lot 110) Kilcarnup Road, Burnside	Development outside of Building Envelope (Patio)	Approved
26/06/2025	P225473	Unit 2/180 Railway Terrace Margaret River	Outbuilding (Shed)	Approved
03/07/2025	P225484	26 (Lot 17) Jacques Loop Hamelin Bay	Development outside of Building Envelope (Water Tank)	Approved
04/07/2025	P225493	22 (Lot 532) Riverslea Drive Margaret River	Single House and Ancillary dwelling	Approved
09/07/2025	P225501	612 (Lot 8) Redgate Road, Witchcliffe	Outbuilding (Shed/Garage)	Approved
09/07/2025	P225503	71 (Lot 194) Marmaduke Point Drive, Gnarabup	Single Dwelling	Approved
16/07/2025	P225519	6 (Lot 16) Cassidy Street, Augusta	FFL of Single House, Outbuilding, Water Tank and Retaining Wall Height	Approved
23/07/2025	P225526	45 (Lot 277) Sawmill Loop, Karridale	Single Dwelling	Cancelled
04/09/2025	P225658	8 (Lot 2) Emmanuel Way, Hamelin Bay	Siteworks Outside of Building Envelope	Approved

SUBDIVISIONS				
29/07/2025	P225593	24 (Lot 861) Brindley Street, Augusta	Subdivision	Supported with conditions
LOCAL LAW PERMITS				
01/09/2025	P225645	Gnarabup Beach, Gnarabup Upper Car Park, Margaret River Recreation Centre	Authorisation to film on Shire land/Reserves - "Our Road"	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
04/07/2025	P225494	35 (Lot 4) Bussell Highway, Cowaramup	Sauna	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.



General Details

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

Application Details

Address	35 (Lot 4) Bussell Highway, Cowaramup			
Proposed Development	Sauna Operating hours Monday-Saturday 7am-7pm			
Zoning	Tourism			
Lot Area	999m ²			
Use Class and Permissibility	Private Recreation – 'A'			
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	N/A			
Easements/Encumbrances	Memorial on title – contaminated site – has been resolved			
Why is Development Approval Required?	'A' use			

Site Image



Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Government Agencies DWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Shire Departments Infrastructure / Environmental Health	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Internal Department Comments	
INSERT NAME Department	
Department Comments	Officer Comments
Environmental Health The applicant will need to get in touch with Environmental Health so they can issue a Permit to Use for the upgraded system, prior to planning approval being granted. Saunas are considered to be low risk and no health conditions are required. You may want to consider advice notes below. In Western Australia, under the current Health (Miscellaneous Provisions) Act 1911, saunas do not require registration with Local Government.	Upgrade to system was required as part of serviced apartment, however this has not been built yet. Applicant has amended application to not provide the proposed additional toilet. This was relayed to environmental health team and comments back were that no upgrade would be required as no additional toilet. The existing accessible toilet on the site is sufficient for the sauna use.
Infrastructure Last carpark is small but there are standards for small-car car bays.	Last car bay is slightly narrow at 2.3m wide at one end but easily fits a large car in it as shown in picture below.

External Agency Comments	
Department Comments	Officer Comments
DWER Previously contaminated site. Remediation has occurred. Validation sampling found no hydrocarbons remained in the soil. Site suitable for proposed development.	Noted. No issues.

Community Engagement	
Submitter Comments	Officer Comments
Private Submitter 1 Object Parking already taken up by coffee and Asian takeaway drive through. Concern traffic increase at busy intersection with Waverly Rd.	Noted. Adequate parking provided for within the site. Traffic at intersection is a separate issue and cannot be dealt with in the scope of this application.
Private Submitter 2 (same address) Object Due to parking concerns which may result in people parking across their driveway. Already issues with the drive through coffee shop.	Noted. Adequate parking provided for within the site.

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)	**	No change – complies
Setback (Side)	Standard set by local government.	No change – complies
Setback (Side)	Standard set by local government	No change – complies
Setback (Rear)	5m	No change – complies
Site Coverage	50%	No change – complies
Plot Ratio	0.5	No change – complies
Landscaping	5%	In place – complies
Car Parking		
Standard	Required	Provided

Local Planning Scheme No.1 (insert ratio)	<p>Private recreation – 1 space per 25m² NLA</p> <p>Sauna space 24m² NLA = 1 space</p> <p>Previous approvals:</p> <p>2 spaces allocated to Red Feather coffee drive through</p> <p>1 space allocated to serviced apartment. Serviced Apartment approval no longer valid, relieving the allocation of this car parking bay.</p>	<p>4 spaces available on site including 1 ACROD bay.</p> <p>The proposed use requires 1 car space.</p> <p>Given the bays already allocated to the drive through coffee business leaves a total of 2 bays available for use. This proposal requires 1 bay.</p> <p>The previously approved Serviced Apartment was allocated 1 bay, however given that this approval for the Serviced Apartment has now lapsed the bay is surplus to the needs of the site.</p> <p>Carparking will be assessed again in future if the serviced apartment is applied for. During any future land use assessments the current operation of the site can be taken into account.</p> <p>Carparking provision complies.</p>
Design	<p>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</p>	<p>Fourth carpark is slightly narrow at 2.3m at the rear (as opposed to usual standard of 2.4m) and 3m at the front end.</p> <p>Advice from Infrastructure is that there does exist standards for small car bays which allow for 2.1 width for a 30-degree parking angle. While it does not achieve the angle, there is no fence allowing for easy turn out. It allows for door opening space, easily fits a large car (as shown in picture) and is legible and functional.</p> <p>A turnaround area without backing into drive through is achieved.</p>



Discussion

Proposal

- Operating hours Monday – Saturday 7am – 7pm, closed public holidays
- 4 guests to use sauna at a time
- Online booking system for sauna.

Planning history

P1500 – Proposed Store – Approved 9 August 1992

P2107 – Commercial Shed Extension – Approved 1 November 1993

P215034 - Alter Non-Conforming Use to allow for Storage of Lawnmowers Lawnmower Equipment and Associated Trailers and Vehicles and Personal Belongings – 4 July 2015

P220687 – Fast Food Outlet (Drive Through Coffee Outlet) – 8 June 2021

P222800 – Serviced apartment (not acted upon and no longer valid)

P224935 – Food Van (cancelled and this application made instead)

There has been history of non-compliance at the site for an unapproved food van in 2024. This unapproved use resulted in complaints relating to patrons parking on the footpath and the verge of the neighbouring lot. The most recent application for a food van attempted to legitimise this use. However, the application was cancelled in favour of the sauna use, and a food van is no longer operating at the site.

Consultation

Objections were received from an adjoining neighbour. The main concern is related to insufficient carparking on the site. The concern is noted; however, the applicant has been able to meet the parking requirements for the sauna use. The food van use is no longer proposed and therefore no parking impacts are anticipated as a result of this use. The applicant is aware of the neighbour concern and will ensure all parking occurs within the site. A condition of approval limiting the number of customers who can access the sauna at one time is recommended to ensure adequate parking is available at all times.

LPS 1 – Tourism Zone

The principal use of the zone is for short stay accommodation purposes and to provide for associated use. The sauna land use is consistent with the objectives of the zone in that it provides an associated use to the tourism of Cowaramup township.

The existing red feather shed is part of the heritage of Cowaramup and provides a landmark entering the town from the north. The retention of the shed is key but at the same time is constrained in its ability to be predominantly used for short stay accommodation. The sauna is a creative use of the shed and in line with the tourism zoning.

Conditional approval recommended.

Determination

That the Acting 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 Sauna at 35 (Lot 4) Bussell Highway, Cowaramup 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 1 received by the Shire on the 4 July 2025
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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 approved sauna use is permitted to operate 7am – 7pm Monday – Saturday.
4. A maximum of 4 people can use the sauna at any one time.

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) Noise emissions resulting from development/use of premises for the approved purpose shall not exceed the assigned levels in the Environmental Protection (Noise) Regulations 1997, and shall not unreasonably interfere with the health, welfare, convenience, comfort or amenity of an occupier of any other premises.