DEVELOPMENT ASSESSMENT REPORT Shire of Augusta Margaret River 30 November to 6 December 2023

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING	NO.		
30/11/2023	P223814	53 (Lot 722) Trinder Drive, Margaret River	Section 40
30/11/2023	P223816	Unit 2, 35 (Lot 2) Stewart Street, Margaret River	Holiday House Renewal
30/11/2023	P223819	9 (Lot 396) Pimelia Drive, Margaret River	Single House (Patio)
01/12/2023	P223822	Lot 1003 Redgate Road, Witchcliffe	Local Development Plan (The Leeuwin at Witchcliffe)
01/12/2023	P223823	104 (Lot 36) Ashton Street, Margaret River	Single House and Outbuilding
04/12/2023	P223824	24 (Lot 136) Tonkin Boulevard, Margaret River	Bed and Breakfast
04/12/2023	P223826	Unit B, 10 (Lot 1) Freycinet Way, Gnarabup	Dwelling Additions
04/12/2023	P223827	Lot 2770 Warner Glen Road, Warner Glen	Dam
05/12/2023	P223828	427 (Lot 12) Brockman Road, Cowaramup	Amendment to P220192 (Home Occupation)
05/12/2023	P223829	6 (Lot 3) Loriini Lane, Cowaramup	Holiday House
05/12/2023	P223830	341 (Lot 3135) Boodjidup Road, Margaret River	Eagles Heritage - Covered Viewing Areas
05/12/2023	P223831	Lot 401 Benbow Road, Karridale	Outbuilding
06/12/2023	P223832	Lot 30 Peake Street, Cowaramup	Chalets and Caretakers Dwelling
06/12/2023	P223834	1 (Lot 601) Truffle Circuit, Cowaramup	Single House
06/12/2023	P223835	1 (Lot 1) Chuditch Place, Gnarabup	Outbuilding Additions
BUILDING			
30/11/2023	223628	345 (Lot 5) Arthur Road, Rosa Brook	Farm Shed and Lean too
30/11/2023	223629	25 (Lot 325) Ibis Court, Karridale	Single Dwelling, Verandah, Patio, Retaining Wall, Shed/Workshop, Rainwater Tank, Shed with Verandah
30/11/2023	223630	143 (Lot 14) Green Hill Road, Augusta	Rainwater Tank
01/12/2023	223631	Unit 133, 96 (Lot 33) Bussell Highway, Margaret River	Occupancy Permit for BLD223310
01/12/2023	223632	164 (Lot 2) Freshwater Drive, Burnside	Rainwater Tank
01/12/2023	223633	43 (Lot 13) Karrack Crescent, Witchcliffe	Single Dwelling, Carport, Patio and Rainwater Tank
01/12/2023	223634	8 (Lot 15) Mayflower Place, East Augusta	Alterations and Additions to Existing Dwelling and Patio
04/12/2023	223635	8 (Lot 253) Felling Road, Karridale	Rainwater Tank
04/12/2023	223636	41 (Lot 198) McDermott Parade, Witchcliffe	Above Ground Swimming Pool/Spa and Safety Barrier
04/12/2023	223637	11 (Lot 6) Tyrone Loop, Margaret River	Swimming Pool Barrier Fence
04/12/2023	223638	7 (Lot 29) Nelligan Place, Cowaramup	Single Dwelling
05/12/2023	223639	11 (Lot 301) Logging Road, Karridale	Single Dwelling, Carport, Patio, Verandah and Rainwater Tank
05/12/2023	223640	Unit 6A (Lot 103) Brady Street, Augusta	Three Storey Dwelling, Lift Shaft, Balcony, Retaining Walls and Garage
05/12/2023	223641	Lot 398 Maclaren Crescent, Margaret River	Grouped Dwelling, Patios and Garages
05/12/2023	223642	2 (Lot 600) Niblett Retreat, Margaret River	Above Ground Swimming Pool and Barrier Fence
Exploration Li	censes for Co	omment	

APPL/ICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
27/10/2022	P222728	805 (Lot 102) Osmington Road, Osmington	Agriculture Intensive (Garlic production, Retrospective Vineyard, New Farm Building & Retrospective Farm Building)	Approved

18/09/2023	P223596	49 (Lot 26) Mentelle Road, Burnside	Holiday House Renewal	Approved
10/10/2023	P223642	22 (Lot 24) Treeside Lane, Margaret River	Holiday House	Approved
08/11/2023	P223742	14 (Lot 534) Hibbertia Terrace, Margaret River	Home Occupation (Nail Salon)	Approved
14/11/2023	P223753	9 (Lot 292) Mann Street, Margaret River	Holiday House Cancellation	Approved
17/11/2023	P223773	3 (Lot 47) Chaudiere Place, Augusta	Holiday House Cancellation	Approved
22/11/2023	P223781	5 (Lot 94) Humble Way, Margaret River	Bed and Breakfast Cancellation	Approved
SUBDIVISION	NS		1	
18/10/2023	P223707	25 (Lot 81) Turner Street, Augusta	Survery Strata	Supported with conditions
18/10/2023	P223741	125 (Lot 1) Bussell Highway, Margaret River & 129 (Lot 22) Bussell Highway, Margaret River		Supported with conditions
LOCAL LAW	PERMITS			
06/11/2023	P223765	2 (Lot 24) O'Brien Street, Cowaramup dining adjacent to Temper Temper café		Approved
15/11/2023	P223785	Portion of Higgins Street Road Reserve, adjacent to 73 (Lot 5) Bussell Highway, Margaret RiverPermit to operate alfresco dining, adjacent to La Scarepetta Trattoria		Approved
17/11/2023	P223786	Fearn Avenue Precinct, Bussell Permit to operate weekly Highway, Margaret River busking sessions in Fearn Avenue Precinct - Radio Margaret River		Cancelled
21/11/2023	P223787	Adjacent to Pearl's Bar, Portion of Bussell Highway Road ReservePermit to operate alfresco area adjacent to Pearl's Bar		Approved
23/11/2023	P223796	Adjacent to Settlers Tavern, BussellPermit to operate alfresco areaHighway Road Reserve, adjacent to 114adjacent to Settlers TavernBussell Highway, Margaret Riveradjacent to Settlers Tavern		Approved
27/11/2023	P223821	Adjacent to Margaret River Tuckshop 147 Bussell Highway, Margaret River	Permit to operate Alfresco dining area adjacent to Margaret River Tuckshop	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
14/09/2023	P223584	5 (Lot 20) Tallwood Loop, Witchcliffe	Outbuilding - Shed	Approval 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 Report to Manager Planning and Regulatory Services

Proposed Outbuilding - Shed 5 (Lot 20) Tallwood Loop Witchcliffe

Level 3

P223584; PTY/13028

REPORTING OFFICER	:	Suzi Magnall
DISCLOSURE OF INTEREST	:	Nil

General Information	
Lot Area	2000m ²
Zone	Residential 'R5'
Proposed Development	Planning approval is sought for a proposed shed adjacent to the existing dwelling at the rear of the site.
	The proposal presents a variation to LPS1 4.21.2 (d) with a side setback of 1.2m proposed in lieu of the required 5m. The proposed shed is sited adjacent to the existing dwelling which presents a variation to LPP1 AD1.4 for outbuildings to be located behind the dwelling.
Permissible Use Class	'P' Permitted Use
Heritage/Aboriginal Sites	None Identified
Encumbrance	1x Restrictive Covenant
	2x Notifications
Date Received	14/09/2023





Policy Requirements	
Is the land or proposal re	eferred to in any Council Policy? $\sqrt{ ext{Yes}}$ \Box No
If yes, state the Policy/Po	blicies Local Planning Policy 1 (LPP1) Outbuildings, Farm Buildings and Swimming Pools
Officer Comment	The proposed outbuilding is to be positioned to the east of the existing ancillary dwelling, resulting in a variation to LPP1 AD1.4 which requires outbuildings to be located behind the front of the existing dwelling. It is noted that when the main dwelling is built in the future, the proposed location would comply with this clause of the policy. Until such a time occurs, the shed being adjacent to the existing building creates a linear appearance, is compatible with other development in the surrounding
	 area and will have least impact on the streetscape. The proposed outbuilding complies with the specific Performance Criteria of LPP1 as follows: PC1.1 – It is modest in size and an appropriate form and scale, in an appropriate location consistent with the visual management guidelines of the Local Planning Strategy; PC1.2 – It is constructed of colours and materials that complement the landscape and existing dwelling; PC1.3 – Will not have an impact or detract from the streetscape or amenity of neighbouring properties; and PC1.4 – Is grouped with the residence to limit potential adverse impact and proportionally scaled relative to the dwelling on site.
	cal Development Plans (LDP's)
	re Plan Area or subject to a LDP? \sqrt{Yes} \Box No
If yes, state the Policy/Po	blicies Leeuwin Parklands Estate, Witchcliffe Local Development Plan Approved 8 July 2019

Officer Comment The Local Development Plan (LDP) for this subdivision allows for a reduced side setaback of or outbuilding is located to the side of the subdivision allows for a reduced side setaback of outbuilding is located to the side of the subdivising name within is greater than the developments of LPS is to be LDP reduce cannot be applied and the 5m side of the subsiting (ancillary) which large sites to be LDP. For each cannot be applied and the 5m side setaback specified in LPS is relevant here. Due to limited space adjacent to the existing ancillary, the outbuilding only achieves a statuck of 1.2m from the east boundary, which fails to satisfy the requirements of LPS in the base of the boundary. In the outbuilding only achieves a statuck of 1.2m from the east boundary, which fails to satisfy the requirements of LPS in the base of 1.2m for the east boundary. Which fails to satisfy the requirements of LPS in the sature of 1.2P. For the east of 1.2m for the east boundary, which signates the advection in the with the ancillary development of LPS in the sature outbuilding only achieves a statuck of 1.2m software the sature of 1.2m software the proposal is int-keaping with the gammal intent of the LDP and will not determine the sature of neighbours. Planning History M/A M/A Advertising/Agency Reforms Has the application ben referred to adjoining views accessed development process allows the Plan mode set advectors. Summary of Objection: No. Indowners/agency? Vas Has a subom								
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	iii. Has adequate prov access for the deve	ision been elopment oi	made for	N/A				
to the existing and likely future amenity of the neighbourhood?	iv. Is development like to the existing and	ly to cause likely future		No				

v. Is the development likely to comply with Yes AS3959 at the building permit stage?				
Other Comments				
Any further comments in	relation to the applica	tion?		
Officer Comment	Approve Subject to 0	Conditions		

OFFICER RECOMMENDATION

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 proposed Outbuilding – Shed at 5 (Lot 20) Tallwood Loop Witchcliffe subject to compliance with the following conditions:

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	P1 – P3 received by the Shire on 14 th September 2023
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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 outbuilding(s) shall be used solely for purposes incidental and ancillary to the authorised use of the land.
- 4. The outbuilding shall not be used for human habitation.
- 5. The walls and roof of the building shall be clad in a non-reflective material and painted in a colour of natural or earth toning consistent with the existing landscape and existing development. To this end, reflective materials or reflective colours as cladding/external (including but not limited to) 'silver' sheeting painting white, cream, off white or pale grey are prohibited.
- 6. 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.

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) In relation to condition 5, colourbond colours which have a solar absorbtance of less than 0.4 are 'Dover White', 'Surfmist', 'Classic Cream', 'Whitehaven', 'Cosmic' and 'Southerly'. Use of these colours does not meet condition 5.