

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
17 September 2026 to 23 September 2026

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
17/09/2026	P226756	42 (Lot 221) Ashton Street, Margaret River	Building Envelope Variation (x2 Outbuildings (Sheds) & Tree Removal)
18/09/2026	P226757	43 (Lot 22) Isaacs Road, Margaret River	Holiday House Renewal
18/09/2026	P226758	Unit 2, 44 (Lot 209) Marmaduke Point Drive, Gnarabup	Dwelling Alterations and Additions (Garage and Store)
18/09/2026	P226759	687 (Lot 722) Ellen Brook Road, Cowaramup	Extension of Term to P224419
21/09/2026	P226760	16 (Lot 24) Vista Lane, Margaret River	Boundary Wall and Retaining Wall
21/09/2026	P226761	133 (Lot 1026) Heron Drive, Margaret River	Holiday House (Large) Renewal
BUILDING			
17/09/2026	226719	94 (Lot 16) Mentelle Road, Burnside	Shed
17/09/2026	226720	21 (Lot 10) Mammoth Street, Witchcliffe	Swimming Pool
17/09/2026	226721	159 (Lot 11) Kudardup Road, Kudardup	Single Dwelling, Verandah, Alfresco, Deck, Carport & Water Tank x 2
17/09/2026	226722	69 (Strata Lot 1) Bussell Highway, Cowaramup	Shop Alteration - Floor Levelling & Window Change
18/09/2026	226723	36 (Lot 160) Raglan Loop, Margaret River	Single Dwelling, Garage and Alfresco
18/09/2026	226724	20 (Lot 13) Stewart Smith Loop, Cowaramup	Shed (Primary Street Boundary)
18/09/2026	226725	20 (Lot 13) Stewart Smith Loop, Cowaramup	Carport & Shed
18/09/2026	226726	52 (Lot 5) Le Souef Street, Margaret River	Patio
18/09/2026	226727	1 (Lot 368) Winton Street, Margaret River	Studio
18/09/2026	226728	28 (Lot 333) Splitlog Way, Karridale	Single Dwelling, Ancillary Dwelling, Shed & Water Tank
18/09/2026	226729	10 (Lot 44) Coronation Street, Margaret River	Alteration Addition to Existing Dwelling - Laundry & Change of Use - Shed to Ancillary Dwelling
21/09/2026	226730	19 (Lot 27) Wooramel Boulevard, Cowaramup	Single Dwelling, Garage & Patio
21/09/2026	226731	1 (Lot 245) Birdhaven Entrance, Cowaramup	Single Dwelling, Carport & Patio
21/09/2026	226732	27 (Lot 140) Grunters Way, Gnarabup	Patio Addition
21/09/2026	226733	Unit 5 / 5 (Lot 401) Hasluck Street, Cowaramup	Commercial Fit Out - Cafe (Pip and Co)
22/09/2026	226734	12 (Lot 17) Mayflower Place, East Augusta	Retrospective Approval - Shed
22/09/2026	226735	256 (Lot 21) Osmington Road, Bramley	Farm Shed
22/09/2026	226736	12 (Lot 133) Walton Way, Gracetown	Demolition of Dwelling
22/09/2026	226737	125 (Lot 122) Bussell Highway, Margaret River	Margaret River Hotel - Occupancy Permit for BLD223681
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
01/05/2026	P226339	7 (Lot 203) Stewart Street, Margaret River	Holiday House (Large)	Approved
10/07/2026	P226561	13 (Lot 42) Chittick Loop, Witchcliffe	Single House	Approved
20/07/2026	P226572	17 (Lot 400) Cockatoo Place, Karridale	Holiday House	Approved
20/07/2026	P226578	1 (Lot 372) Storm Bay Road, Augusta	Holiday House (Renewal)	Approved
22/07/2026	P226589	11 (Lot 308) Noreuil Circuit, Cowaramup	Outbuilding (Shed)	Approved
30/07/2026	P226618	69 (Lot 193) Marmaduke Point Drive, Gnarabup	Holiday House (Large) Renewal	Approved
03/08/2026	P226623	5021 (Lot 41) Caves Road, Cowaramup	Holiday House (Renewal)	Approved
03/08/2026	P226624	41 (Lot 119) Woodland Drive, Burnside	Holiday House (Renewal)	Approved
04/08/2026	P226628	453 (Lot 2280) Bramley River Road, Osmington	Holiday House (Renewal)	Approved
04/08/2026	P226631	Unit 3 / 35 (Lot 3) Stewart Street, Margaret River	Holiday House (Renewal)	Approved

10/08/2026	P226652	Unit A / 5 (Strata Lot 1 of Lot 703) Freycinet Way, Gnarabup	Holiday House (Renewal)	Approved
12/08/2026	P226658	22 (Lot 51) Redbluff Parkway, Margaret River	Single House	Approved
12/08/2026	P226659	27 (Lot 6) Gnuraren Grove, Witchcliffe	Holiday House (Retrospective)	Approved
12/08/2026	P226660	29 (Lot 7) Gnuraren Grove, Witchcliffe	Holiday House (Retrospective)	Approved
14/08/2026	P226673	149 (Lot 39) Terry Drive, Margaret River	Holiday House (Large) Renewal	Approved
25/08/2026	P226696	41 (Lot 20) Georgette Way, Prevelly	Cancellation of Holiday House (P224539)	Approved
04/09/2026	P226730	538 (Lot 1) Boodjidup Road, Redgate	Section 40 (Producers Licence)	Approved
07/09/2026	P226732	4 (Lot 301) East Willmott Avenue, Margaret River	Section 40 (Producers Licence)	Approved
SUBDIVISIONS				
Nil				
LOCAL LAW PERMITS				
10/09/2026	P226749	140 (Lot 30) Bussell Highway, Margaret River	Local Law Permit to operate Alfresco Dining adjacent to Morries	Approved
24/08/2026	P226694	Cowaramup Hall and Surrounds Reserve 19416	Local Law permit to operate clothing market - 20 September 2026	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
17/04/2024	P224284	921 (Lot 1479) Redgate Road, Redgate	Proposed Single House, Building Envelope and Chalets	Approved 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 P224284

General Details

Reporting Officer	Tessa Ashworth
Disclosure of Interest	Nil
Assessment Level	Level 3 – tourism land use only, single house and ancillary development is to be determined by staff authorised by the Chief Executive Officer in accordance with the Planning and Development (Local Planning Schemes) Amendment (Single House Development) Regulations 2024.

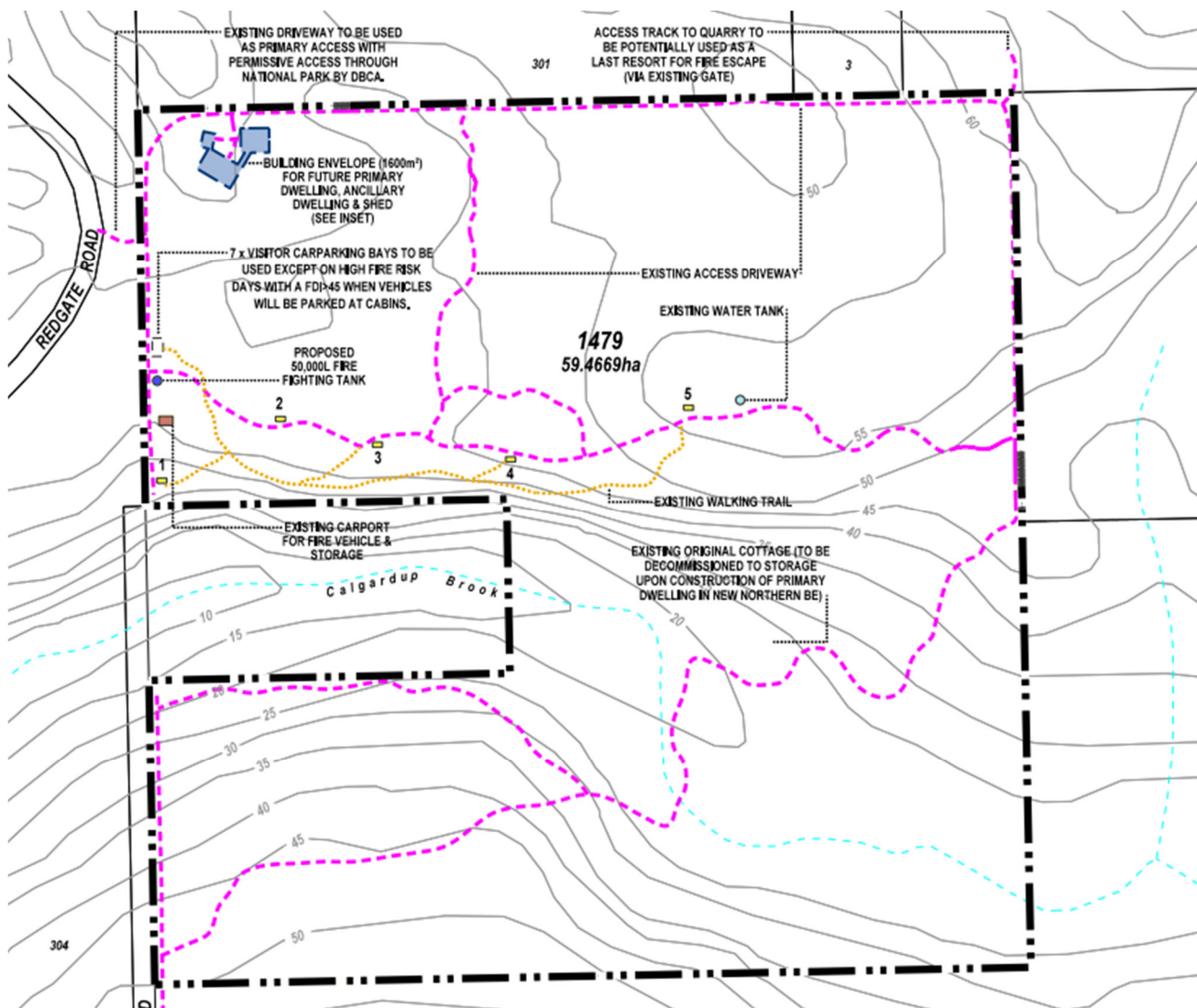
Application Details

Address	Lot 1479 Mammoth Caves Road, Redgate			
Proposed Development	Proposed Chalets, Single House, Ancillary Dwelling and Building Envelope consisting of: - Proposed campground (5 x tiny homes on wheels) located centrally on the site. - Proposed building envelope, Single House, Ancillary Dwelling and Outbuilding located to the north western corner of the site. - Access provided from Redgate Road and through neighbouring Lot 417 to Caves Road. - Placement of remnant vegetation areas into a conservation covenant for ongoing protection.			
Zoning	Leeuwin Naturalist Ridge Conservation Zone			
Lot Area	59.5ha			
Use Class and Permissibility	Single Dwelling 'P'; Camping Ground 'A'; Ancillary Dwelling 'A'.			
Heritage/Aboriginal Sites	None			
Other Considerations	Visual Management Area	☒	Sewerage Sensitive Area	☐
	Special Control Area	☐	Watercourses/Rivers	☐

	Bushfire Prone Area	☒	Environmentally Sensitive Areas	☒
Structure Plans/LDP's	None			
Easements/Encumbrances	Right of way easement benefit for access to Caves Road			
Why is Development Approval Required?	No exemptions within the Leeuwin Naturaliste Ridge Conservation Zone.			

Site Image





Proposal

The proposal is to:

- Place 5 pre-constructed 'tiny' cabins on the lot for use as short stay rental accommodation (camping ground)
- Utilise the existing dwelling on the property to accommodate a manager
- Identify a building envelope for a future more substantial house on the lot.
- Construct a dwelling, outbuilding and ancillary dwelling within the nominated building envelope, and at such time, demolish the existing (managers) dwelling.
- Place areas of remnant vegetation under a conservation covenant.
- Revegetate any disturbed land in the instance the camping ground use ceases.

The subject land is heavily vegetated and located adjoining the Leeuwin Naturaliste National Park in the locality of Redgate. The proposal raises issues pertaining to bushfire risk, and visual impact as explored in detail in this report.

The proposal was lodged with the Shire on the 17 April 2024. The length of time taken to process the application is due to the high degree of rigour which the Shire apply to any proposals along the Leeuwin Naturalise Ridge and the need for further technical analysis and architectural drawings which have taken time for the applicant to procure.

Initially the application was submitted without a dwelling (building envelope only) and sought to vary the requirement for a conservation covenant on the basis that a temporary duration of approval was sought for the tourism use. Concerns were raised with the inability to fully investigate visual impacts without a dwelling design and with impacts on vegetation to meet bushfire requirements. Through ongoing discussions with the applicant and relevant agencies the applicant has supplied house design and agreed to a conservation covenant.

Assessment

Referrals	Yes	No
Neighbours/Property Owners within 2km Radius (Non Rural use in Rural Zone)	☒	☐
Government Agencies Department of Fire and Emergency Services (DFES), Department of Biodiversity, Conservation and Attractions (DBCA), Department of Planning Lands and Heritage (DPLH) Responses from DPLH, DFES and DBCA are discussed in more detail in the 'Discussion' section of this report. The Department of Health provided supporting advice with regards to water and waste water supply.	☒	☐
Internal Shire Departments	☒	☐

Environmental Health / Environment/Sustainability / Emergency Management		
Were any objections received?	☒	☐
Were any issues raised through the referrals process?	☒	☐

Community Engagement		
Submitter	Submitter Comments	Officer Comments
Private Submitter 1 Indifferent	- Concerns with potential traffic increases along. - Highlight the importance of establishing clear campfire guidelines for chalet guests having experienced previous impacts through recent fires.	The proposal is for Redgate Road (rather than the easement) to be the primary point of access. The proposal does not include allowing campfires at the chalet sites.
Private Submitter 2 Object	- Extreme Bushfire risk with 3 bushfires in <100m proximity since 2006 - Site too high risk for tiny homes and resulting fire risk in extreme bushfire prone area and adjacent to neighbouring lot.	Whilst the submission is noted the Planning for Bushfire Guidelines provide the ability for nature based tourism uses to be located in areas which have high bushfire risk. Assessment against these guidelines has been discussed below.

Policy Framework	Yes	No
Does the proposal involve variations to the Residential Design Codes?	☐	☒
Does the proposal involve any variations to Scheme Requirements?	☐	☒
Does the proposal involve any variations to Policy Requirements?	☐	☒
Other matters that require discretion (Vegetation Removal)	☒	☐

Policy Framework

SPP 6.1 identifies the land as being within the Principal Ridge Protection Area. In these areas, protection of conservation and landscape values are paramount (LUS3.1).

LUS 3.4 states that: *As an incentive for landowners in Principal Ridge Protection Areas electing to retain the land in private ownership (as set out in guidelines in the LNRSP Policy*

Report), arrangements for maintaining the conservation and landscape values of the land in perpetuity, are as follows—

- for a lot in existence at the date of Gazettal of this LNRSP, subdivision of one additional lot—in clustered form (unless based on existing dwellings); or*
- low-impact tourist development; both subject to—*
- no detrimental impacts on existing remnant vegetation other than for the approved development envelope and services;*
- conforming with other policies under this LNRSP, particularly those relating to fire management;*
- the owner entering into an agreement for continued management of the land to guarantee the maintenance of conservation and landscape values in perpetuity; and an absolute caveat on the title of the lot to secure performance of the agreement in perpetuity.*

In a practical sense the 'absolute caveat' on title has been implemented by the WAPC, City of Busselton and Shire of Augusta Margaret River as a 'conservation covenant' with DBCA, since the gazettal of the SPP in 1998. This creates an appropriate degree of oversight with DBCA playing an administrative role in monitoring performance with the covenant.

PS 3.8 is also relevant in that it states:

Where the LNRSP identifies development opportunities on the Ridge, such development will—

- maintain the natural character where this exists;
- utilise sites of least visual impact;
- conform with a sustainable bushfire plan;
- maintain the values of adjacent conservation reserves;
- avoid the steeper and higher slopes; and
- avoid impacts on significant flora and fauna communities.

In relation to Tourism Development SPP6.1 states:

*Low impact tourism development will be considered where it:
will not adversely affect the character of the surrounding area
comprises only building or structures which are small in scale and unobtrusive.*

With regard to Landscape considerations, SPP6.1 states:

The environmental integrity and natural landscape values of the Western Coastal and Eastern Slopes of the Leeuwin-Naturaliste Ridge.....will be given high priority in land use decisions.

LPS1 provides for more restrictive height limits than apply elsewhere throughout the Shire, owing to the potential impact of height on visual impact. The height limit is 6m (in lieu of 8m). Clause 5.13.1.1 states:

“Land within the “Leeuwin-Naturaliste Ridge Conservation Zone” is subject to policies contained within the LNRSP and is limited to an absolute maximum height of 6 metres, and in particular cases will be required to be less than this height limit in order to meet the visual management and landscape protection requirements of the LNRSP and this Scheme.”

Clause 5.5.1 allows for variations to be considered, and states:

“Except for development in respect of which the Residential Design Codes apply, if a development is the subject of an application for development approval and does not comply with a standard or requirement prescribed under the Scheme, the local government may,

despite the non-compliance, approve the application unconditionally or subject to such conditions as the local government thinks fit.”

Discussion

Tourism Development

The 5 ‘tiny’ cabins are each less than 15m² in size and therefore fall comfortably within the scope of ‘low key tourism development’ allowed by SPP6.1 and the Scheme. For reference their combined size of less than 75m² is half the maximum allowable size of 1 chalet. Each unit will be manufactured off site and towed into place on wheels.

Guests will ‘walk in’ to the site if their stay is part of a Cape to Cape walk or, if arriving by car, will leave their cars at a designated parking area at the front of the property, meaning that existing access tracks within the property can remain low impact. There is precedent for this approach in other ‘tiny’ accommodation available across Australia where remoteness and lack of direct road connection form part of the tourism appeal.

Bushfire

The proposal is accompanied by a Bushfire Management Plan (BMP) prepared by a level three practitioner. It was referred to the Shire’s Emergency Services Team and to DFES for comment. Recommendations of refusal were received from both parties. One of the reasons for this, as cited by DFES is that:

“The proposed development is in an area of extreme bushfire risk making the location unsuitable for intensification and would increase the bushfire threat through the introduction of additional people, property and infrastructure at this location.”

This type of recommendation is typical of responses received in relation to projects of this type. The nature of the advice effectively shuts down further exploration of bushfire management mechanisms beyond what the applicant proposes, because the view is that any intensification of development on the land would not be supported no matter how it is presented. This view is contrary to the planning framework applicable to the land which specifically provides for intensification.

Of most concern is the fact that the recommendation is at odds with the Planning for Bushfire Guidelines which is the primary tool available to all relevant agencies informing responses to proposals of this type. For example, the Guidelines state in relation to ‘vulnerable tourism uses’ that consideration of locational criteria (consideration of risk on a broader landscape basis) is ‘not applicable’ and that location of development in BAL 40 or FZ rated areas can be considered an ‘acceptable development’ response.

With respect to the subject proposal the bushfire practitioner has provided a BMP for the residential component of the development and a separate BMP for the cabins. The strategy recommended for the cabins is that there be no attempt made to defend the structures in event of a bushfire, accepting that eventuality as a ‘tolerable loss’. This concept is legitimised by the Planning for Bushfire Guidelines which relevantly states:

It is recognized that some nature-based tourism and commercial land uses, such as wineries or restaurants, are often reliant on the visual amenity provided by vegetation and/or the site may contain biodiversity or conservation values.

The bushfire management plan (BMP) should acknowledge that it is understood that in the event of a bushfire, these habitable buildings or structures may be destroyed or damaged and are considered a tolerable loss.

The strategy with regard to the proposed dwelling is to clear an Asset Protection Area (APZ) to reduce its exposure to radiant heat exposure. As is usually the case with heavily vegetated properties the clearing needs to be balanced against the overriding objective set out by the applicable planning framework to preserve vegetation. A recent addition to the growing list of dysfunctional elements of the bushfire planning regime is that practitioners are being discouraged by their insurance advisers from providing an exact plan of what vegetation needs to be removed to achieve BAL objectives, making informed environmental analysis almost impossible. To counter this, it is recommended that mechanical clearing be prohibited on the subject lot and that the applicant be required to tag vegetation set for removal, with clearing unable to progress without Shire sign off.

Environment

The proposal is accompanied by a flora and fauna assessment (2017) and a recent survey (2024) which more specifically addresses the areas of the property likely to be impacted by the proposal. A review of the documents by DBCA has confirmed that the site *"is unlikely to support any threatened flora species listed under the BC Act. Given the two Priority listed flora occurrences, recorded in the 2024 flora survey, extend over larger areas within Lot 1479 and/or the adjoining national park, DBCA does not consider the direct impacts on flora values from the proposed development to be significant"*.

Notwithstanding DBCA's advice, a suite of conditions are proposed which:

- Secure the protection of vegetation not impacted by the proposal
- Avoid clearing beyond what is necessary to achieve bushfire protection measures
- Require Shire oversight of clearing by tagging vegetation.
- Requiring the revegetation of cleared areas once the temporary tourism use is removed
- Prohibiting internal fencing

Access.

Access arrangements for the site are unconventional. Primary access to both the proposed dwelling and cabins will be via Redgate Road across a portion of reserve managed by DBCA. Confirmation has been provided by DBCA that this is acceptable and approved on an ongoing basis, mindful of the scope of development being proposed.

Secondary access can be achieved via a historical easement over the adjoining lot which connects via Mammoth Cave Road and the National Park to Caves Road.

Visual Amenity

The proponent provided a visual impact assessment which was referred to DBCA and the DPLH's landscape experts for comment. At that point in the process, the proponent had not requested approval to a dwelling but rather, approval for the cabins and a future building envelope only. Staff from DBCA were generally supportive of the cabin locations, designs and colours however both agencies cited a lack of information regarding the future dwelling leading to concerns about its visibility from Redgate Road and Beach.

The advice was shared with the proponent with a request that greater efforts be made to reduce the visual impact of (in particular) the proposed house. This was achieved in two ways.

Firstly, an architect was engaged to design a house which nestles into the landscape and is a of a size, height, form and colour that blends with the surrounding landscape.

Secondly, the proponent erected a scaffold, which was then 'clad' to resemble the leading edge of the house as it would be experienced from the most prominent corner. Shire staff have confirmed that based on this method, the future house would not be visible from Redgate road nor the beach. A small portion of the building would be visible from a section of the Cape to Cape track, although at a distance of over 1km it would be hard to distinguish particularly when compared to the more prominent (existing) dwelling located on the neighbouring property. The revised proposal does not diminish the wilderness feel of the area and does not create a sense to beach goers that they are 'overlooked'.

The render at Figure 2 identifies small part of the house and ancillary dwelling which breach the 6m height requirement. These occur because of the way that natural ground levels change across the site. The exceedances are limited to the edges of the roof meaning that they will be very hard to distinguish in the landscape. In any event, the buildings as a whole have undergone a rigorous 'testing' to establish that they will not create unacceptable landscape impacts. A condition requires that a surveyor confirm that the approved height limits have been met upon completion of the build.

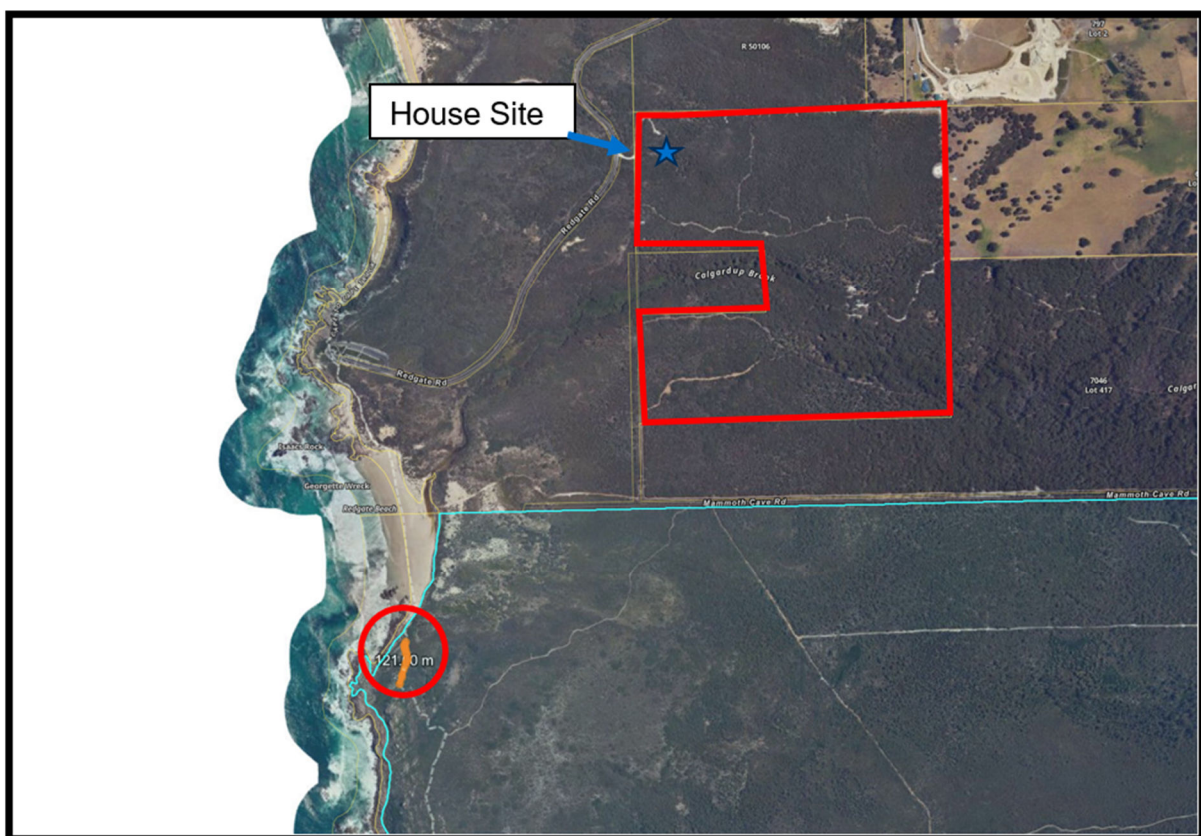


Figure 1 - Plan showing 121m section of Cape to Cape track which has some visibility of proposed house site.

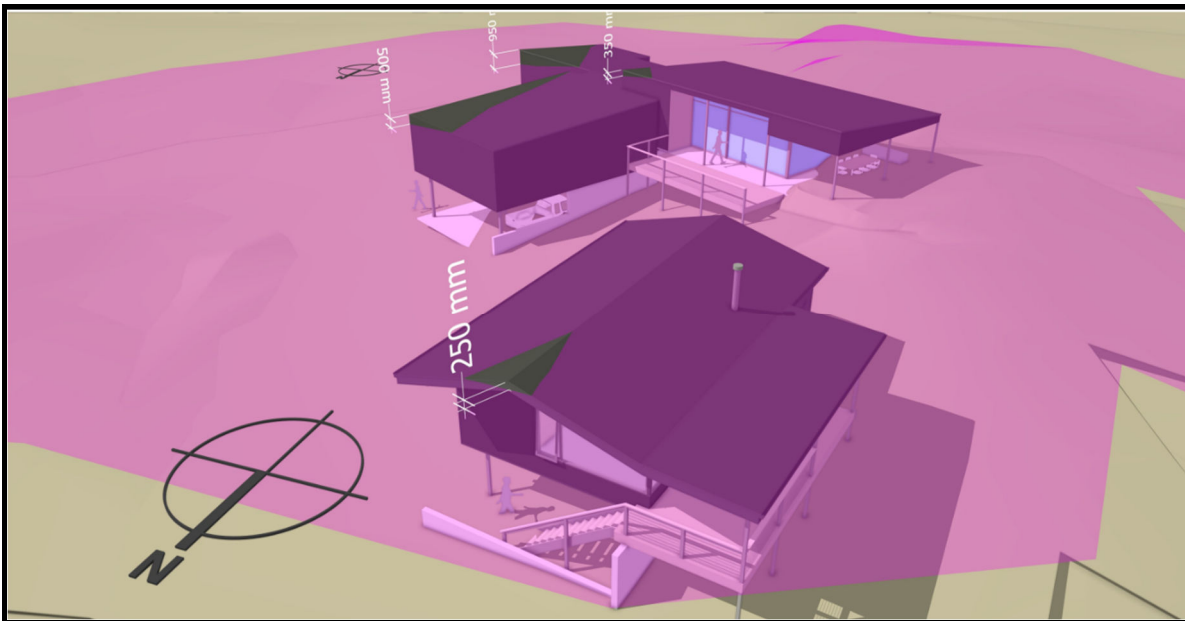


Figure 2 – Parts of roofs taller than 6m from natural ground level.

Outbuilding

An outbuilding of 150sqm is proposed at the site within the building envelope. There are no specific policy requirements under LPP1 for outbuildings in the LNR Conservation Zone.

The outbuilding has a proposed height of 5.840 from NGL which is within the 6m height limit that applies. The location of the outbuilding is on lower topography behind the dwelling and will be screened by the proposed dwelling and ancillary dwelling from the key viewpoints discussed above.

OFFICER RECOMMENDATION

That the A/Manager 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 Single Dwelling and Camping Ground at Lot 1479 Redgate Road/ Mammoth Cave Road, Redgate 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 – P18 received by the Shire on 11 July 2026 Plan P19 – P24 received by the Shire on 12 April 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. Should the camping ground use cease or a subdivision approval be granted, infrastructure related to the camping ground use is to be removed from the site, and the campsite and areas managed to fulfill bushfire requirements rehabilitated with native vegetation to its natural state in accordance with the recommendations contained in the

Vegetation Modification Plan (Lot 1479 Redgate Rd Rd Vegetation Modification_v2 by Accendo dated 25 September 2025).

4. Prior to occupation of the approved dwelling, the existing cottage on the lot shall be decommissioned to the satisfaction of the Shire.
5. The Bushfire Management Plans prepared by Envision Bushfire Protection dated March 2024 (campsites) and June 2026 (house and ancillary structures), shall be implemented (as relevant) on the subject site.
6. Certification shall be provided to the Shire, by a level 3 accredited Bushfire Planning Practitioner, that all bushfire management actions detailed in the Bushfire Management Plans (see condition 3) have been implemented on the subject site prior to commencement of the approved uses and at all times thereafter.
7. An approved Bushfire Emergency Evacuation Plan shall be displayed in a conspicuous location within the campsites at all times.
8. Prior to occupation of the development, crossovers shall be designed, constructed, sealed, and drained in accordance with the Shire's standards and specifications.
9. The building envelope associated with the single dwelling and outbuildings hereby approved, shall be no greater than 1600m² in size.
10. All structures on site including the single dwelling, ancillary dwelling, outbuilding and water tank 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 (including but not limited to) 'silver' sheeting painting white, cream, off white or pale grey are prohibited. Details are to be submitted with the building permit.
11. The portions of the approved buildings which can exceed 6m from natural ground level are limited to that outlined in Figure 1 and 2 of the 'Architectural Design Statement' prepared by Dowling Architects received 11 July 2026.
12. A licenced surveyors report shall be submitted to the Shire within 30 days of completion of the building to confirm compliance with the approved height limits.
13. A restrictive covenant, to the benefit of the Department Biodiversity, Conservation and Attractions, pursuant to Section 129BA of the Transfer of Land Act 1893 is to be placed on the certificate(s) of title of the proposed lot(s) advising of the existence of a restriction on the use of the land to protect areas identified for conservation. Evidence of the existence of the covenant on title is to be provided to the Shire before use of the site for camping ground purposes commences.
14. Prior to the commencement of works, a plan shall be prepared and submitted to the satisfaction of the Shire indicating the location and species name of all vegetation to be removed or modified to accommodate the approved development on the site and any associated bushfire management requirements. The extent and means of clearing is to be verified by Shire officers prior to the commencement of clearing. The extent and means of vegetation clearing is only permitted in accordance with the approved vegetation modification plan.

15. 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 in accordance with the Shire of Augusta Margaret River's Standards & Specifications.
16. A manager is to permanently reside on the property whilst the camping ground is in use.
17. The 24-hour contact details of the camping ground manager shall be available to guests and visible on the property from the nearest street frontage and maintained to the satisfaction of the Shire.
18. The camping ground is approved for Short Stay purposes only. Short stay means premises occupied by the same people for no more than three months in any 12-month period.
19. Each campsite shall be connected to an approved form of effluent disposal.
20. Each campsite shall be provided with a connection to a suitable source of potable water to the satisfaction of the Shire.
21. 'House Rules' shall be developed prior to the commencement of the campsite use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within each camp. 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.
22. Pets owned by camp guests are not permitted on the property.
23. Internal fencing of the property (outside of the defined building envelope) is prohibited.

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) 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 contact Asset Services to arrange for a site meeting to assess the suitability of the proposed crossovers location and agree on the final site.