

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
11 November 2021 to 17 November 2021

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
11/11/2021	P221847	15 (Lot 8) Bettong Place, Witchcliffe	Dwelling
11/11/2021	P221848	Shop 2 (Lot 111) Andrews Way, Margaret River	Bulk Foods
12/11/2021	P221852	3 (Lot 207) Hermitage Drive, Margaret River	Holiday House (Renewal)
16/11/2021	P221855	77 (Lot 1013) Heron Drive, Margaret River	Holiday House (Renewal)
16/11/2021	P221856	11 (Lot 2) Peake Street, Cowaramup	Bed & Breakfast (Outbuilding Addition)
BUILDING			
16/11/2021	221694	35 (Lot 4) Bussell Hwy, Cowaramup	Drive through Coffee Shop and Refurbishment/Fitout of Existing Shed
15/11/2021	221739	2 (Lot 72) Oxley Place, Augusta	Spa and Safety Barrier
12/11/2021	221742	160 (Lot 3659) Bessell Road, Rosa Glen	Shed
12/11/2021	221743	16 (Lot 49) Island Drive, Augusta	Shed
12/11/2021	221744	802 (Lot 52) Manear Road, Rosa Glen	Single Dwelling and Verandahs
12/11/2021	221745	8 (Lot 1) Shervington Avenue, Witchcliffe	Single Dwelling, Garage, Alfresco's and Shed
15/11/2021	221746	4 (Lot 218) Turner Street, Augusta	Shed and Rock Batter Retaining Wall
15/11/2021	221747	222 (Lot 2) Railway Terrace, Margaret River	Alterations and Additions to Existing Accommodation Building and Kitchen- New Roof and Internal Works and New Training Room
15/11/2021	221748	218 (Lot 1) Railway Terrace, Margaret River	Single Dwelling
16/11/2021	221749	36 (Lot 12) Kulbardi Way, Witchcliffe	Single Dwelling, Carport and Pergola

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
24/06/2021	P221441	8 (Lot 4) Formosa Street, Margaret River	Bed & Breakfast/Holiday House	Approved
08/07/2021	P221476	98 (Lot 180) Yates Road, Margaret River	Holiday House (Large)	Approved
14/09/2021	P221640	18 (Lot 9) Offshore Crest, Margaret River	Dwelling and Outbuilding (Shed)	Approved
24/09/2021	P221679	3 (Lot 114) Galliers Street, Gracetown	Dwelling (Outbuilding Addition)	Approved
29/09/2021	P221687	29 (Lot 243) Merino Way, Margaret River	Holiday House (Renewal)	Approved
29/09/2021	P221691	27-33 (Lot 295) Tunbridge Street, Margaret River	Community Purpose (Repairs and Recladding of Outbuilding)	Approved
30/09/2021	P221695	3 (Lot 2) Dobbins Place, Witchcliffe	Bed and Breakfast	Approved
05/10/2021	P221732	114 (Lot 502) Bussell Highway, Margaret River	Tavern (Alterations & Additions)	Approved
20/10/2021	P221781	4 (Lot 386) Peppermint Drive, Augusta	Dwelling Alterations & Additions	Approved
28/10/2021	P221806	Lot 5 Caves Road, Margaret River	Farm Building	Cancelled
10/11/2021	P221841	Location 341 Boodjidup Road, Margaret River	Recreation Private (Ticket Building Addition)	Approved
SUBDIVISIONS				

29/09/2021	P221696	Lot 9505 Bussell Highway and (Lot 71) Mill Road, Witchcliffe	Subdivision	Completed
29/09/2021	P221697	Lot 1364 Caves Road, Karridale	Subdivision	Completed
30/09/2021	P221699	135 (Lot 1) Blackwood Avenue, Augusta	Subdivision	Completed
01/10/2021	P221736	Lot 331 Lovejoy Road & Lot 329 Webster Road, Cowaramup (Bussell Highway)	Subdivision	Completed
01/10/2021	P221737	Subdivision Lot 57 Kookaburra Nook, Cowaramup	Subdivision	Completed
LOCAL LAW PERMITS				
Nil				

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
22/09/2021	P221671	Unit B / 2 (Lot 1) Georgette Road Gracetown	Holiday House (Renewal)	Conditional Approval

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 Development Services

Proposed Holiday House Large (Renewal)
Unit B 2 (Lot 1) Georgette Road Gracetown

Level 3 (one objection received)

P221671; PTY/11526

REPORTING OFFICER : Sophie Moscardini
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	723m ²
Zone	Residential, R15
Existing Development	<input checked="" type="checkbox"/> Single House <input type="checkbox"/> Grouped Dwelling
Nature of application	Holiday House (renewal)
Proposed use	A planning application has been received for the renewal of the Holiday House. As previously approved, the existing four bedroom dwelling is to accommodate up to six (6) short stay guests at any one time. The existing management arrangements are to be retained and the duration of the approval sought in this case is three (3) years.
Permissible Use Class	'A' – discretionary use
Advertising Required	Yes - completed
Reason not exempted from planning approval?	Discretionary uses are not permitted unless the Shire exercises its discretion by granting development approval.
Heritage/Aboriginal Sites	N/A
Encumbrance	N/A
Date Received	22/09/2021
Date of Report	7/10/2021

Location Map



Planning History	A fifteen (15) month approval (P220231) was issued on 25 June 2020 for a holiday house for six (6) guests.
Is the application same as previous?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Have there been any objections?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have there been any complaints over the recent period of approval?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Have there been any substantial changes to the LPS1 or Policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Officer comments:	Septic System - Environmental health department did an assessment when the initial holiday house application was submitted (approval P220231) and established that the existing effluent disposal system is adequate to accommodate six (6) occupants only. Relevant conditions have been applied.
Comments Received	
Nature of Submission	Officer Comments
1 – objection <ul style="list-style-type: none"> - There are many short-term lets in this area, three within a stone's throw of me. All are busy, this one the most. - In summer the occupancy changes every few days, all with substantial number of occupants, often more than 8. - They are often quite noisy and disruptive of the tranquillity of the area. - The tone of this supposedly quiet area is rapidly becoming party central, and it needs to be checked. 	<p>The comments of the submitter are noted.</p> <ul style="list-style-type: none"> - The number of approved holiday houses within the locality is noted however market factors are not matters to be considered in the planning assessment. - The property manager advises that bookings of no more than 6 guests are accepted. A link to the advertised property was provided which demonstrates this. - The property manager is located in Cowaramup and is required to respond to any concerns in relation to noise should they arise. - There are no registered complaints associated with the existing holiday house. <p>The applicant advises that the holiday house manager has recently engaged a Client Liaison Officer who calls every guest the day before their stay reiterating the house rules to reduce any unwanted behaviour/noise. Guests also receive this information in various emails throughout their booking process.</p> <p>The issues raised in the submission are noted, however, there is no evidence to suggest the use is being operated in noncompliance with conditions of approval.</p> <p>A three-year approval is recommended given the concerns of the submitter are also largely associated with holiday houses generally within the Gracetown locality.</p>
Recommended period of approval	<input type="checkbox"/> 12 months <input checked="" type="checkbox"/> 3 years <input type="checkbox"/> 5 years

OFFICER RECOMMENDATION

That the Statutory Planning Coordinator GRANTS Planning Consent under Delegated Authority Instrument No. 16 pursuant to clause 68 (2) of the Deemed Provisions of Local Planning Scheme No. 1 for a Holiday House (Renewal) at Unit B / 2 (Lot 1) Georgette Road, Gracetown subject to compliance with the following conditions:

CONDITIONS

- 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 to P2 received by the Shire on 28 April 2020
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- The Holiday House use is permitted for a period of **three (3) years** from **<end of previous period of approval>** to **<end of period of approval>**. (Refer to advice note 'a')
- The approved Bushfire Emergency Evacuation Plan and Bushfire Management Plan shall be displayed in a conspicuous location within the dwelling at all times.
- A Manager or a contactable employee of the Manager that permanently resides no greater than a 35 minute drive from the site shall be nominated for the Holiday House and this person shall attend to any callout within 35 minutes of a reported incident. The Manager or contactable employee is to be retained at all times during the use of the site as a Holiday House. (Refer to advice note 'b').
- At all times the Holiday House use is in operation, the 24-hour contact details of the **Manager** of the Holiday House shall be displayed on a sign that is clearly visible from the nearest street frontage. The sign is limited to a maximum size of 0.2 metres square and not exceeding 1.5 metres in height from ground level. The sign shall be erected within the property frontage and must be visible from the street front. (Refer to advice note 'c')
- All vehicles & boats connected with the premises shall be parked within the boundaries of the property.
- The short stay use of the dwelling shall not be occupied by more than **six (6) people** at any one time.
- Amplified music shall not be played outside of the Holiday House between the hours of 10pm and 10am.

9. Any marketing material for this Holiday House shall include display of the planning approval reference number for this approval. (Refer to advice note 'g')

ADVICE NOTES

- a) A new planning application seeking approval should be submitted 90 days before the expiry of this approval, along with the appropriate planning fee. Please note that the Shire does not notify landowners of the expiry of a planning approval. It is the owner's responsibility to monitor and ensure that the planning approval remains valid while the use is being undertaken.
- b) If at any time there is not an appointed manager or a contactable employee of the manager for the site, the use must cease until such time as a manager is appointed.
- c) This approval does not affect the entitlement to use the dwelling for permanent residential purposes.
- d) You are advised of the need to comply with the requirements of the following other legislation:
- (i) *Health (Miscellaneous Provisions) Act 1911* and Department requirements in respect to the development and use of the premises.
 - (ii) The *WA Building Regulations 2012* (r.59) requires that the owner of a dwelling (as defined in the Building Code of Australia) must not make the dwelling available for hire unless hard wired, battery backup smoke alarms are installed, complying with the Building Code of Australia and AS3786.
- e) Evidence of the installation of the sign and the display of the planning approval reference number within the marketing of the Holiday House is required to be provided, to the satisfaction of the Shire, at the time an application to renew the Holiday House use is lodged. Applicants are advised to include a screenshot of the website to show that the planning approval reference number is being displayed.