

**DEVELOPMENT ASSESSMENT REPORT**  
**Shire of Augusta Margaret River**  
**22 May 2025 to 28 May 2025**

**APPLICATIONS RECEIVED**

Date Rec'd	Reference No.	Address	Proposal
<b>PLANNING</b>			
22/05/2025	P225373	9 (Lot 106) Waterside Rise, Augusta	Holiday House (Large)
22/05/2025	P225374	7 (Lot 81) Georgette Road, Gracetown	Ancillary Dwelling
23/05/2025	P225377	24 (Lot 61) Mansfield Avenue, Margaret River	Sauna and Bathroom
23/05/2025	P225378	7 (Lot 234) Plenty Street, Margaret River	Single House
26/05/2025	P225380	841 (Lot 204) Burnside Road, Burnside	Home Business (Bakery)
26/05/2025	P225381	Unit 8/9 (Lot 8) Blackwood Avenue, Augusta	Holiday House Renewal
26/05/2025	P225382	14 (Lot 70) Rafferty Entrance, Kudardup	Single House
26/05/2025	P225383	57 (Lot 208) Dryandra Drive, Margaret River	Relocation of Street Tree
27/05/2025	P225384	4 (Lot 2) Formosa Street, Margaret River	Holiday House Renewal
27/05/2025	P225385	13 (Lot 111) Langley Crescent Gracetown	Holiday House Renewal
27/05/2025	P225386	14 (Lot 7) Formosa Street, Margaret River	Holiday House (Renewal)
28/05/2025	P225389	41 (Lot 34) Eldridge Avenue, Witchcliffe	Shed (Outbuilding)
28/05/2025	P225392	17 (Lot 98) Ryans Road, Margaret River	Home Occupation (Colon Hydrotherapy)
28/05/2025	P225393	17 (Lot 400) Cockatoo Place, Karridale	Single House
<b>BUILDING</b>			
23/05/2025	225414	25 (Lot 41) Tallwood Loop, Witchcliffe	Shed
23/05/2025	225415	54 (Lot 4) Wallcliffe Road, Margaret River	Shed and Carport
26/05/2025	225416	8 (Lot 32) Lomandra Way, Witchcliffe	Water Tank
27/05/2025	225417	7 (S/L 18) Mannitj Place, Witchcliffe	Single Dwelling, Carport, Deck and Water Tank
27/05/2025	225418	14 (Lot 58) Salkild Place, Augusta	Internal Dwelling Alterations - Kitchen, Bathroom, Ensuite and Laundry
27/05/2025	225419	69 (Lot 24) Sheridan Road, Margaret River	Water Tank
27/05/2025	225420	9 (Lot 245) Bretonneux Turn, Cowaramup	Patio
28/05/2025	225421	13 (Lot 31) Dawson Terrace, Augusta	Dwelling Alterations/Additions
28/05/2025	225422	9 (Lot 19) Offshore Crescent, Margaret River	Single Dwelling, Carport and Deck
28/05/2025	225423	65 (Lot 337) Firetail Rise, Karridale	Single Dwelling, Garage and Shed
28/05/2025	225424	22 (Lot 161) Elder Way, Margaret River	Carport and Patio
<b>Exploration Licenses for Comment</b>			
Nil			

**APPLICATIONS DETERMINED UNDER DELEGATION**

Date Rec'd	Reference No.	Address	Proposal	Outcome
<b>PLANNING</b>				
20/12/2024	P224992	38 (Lot 153) Grunters Way, Gnarabup	Outbuilding (Shed) & Second Crossover	Approved
27/02/2025	P225145	16 (Lot 288) Sawmill Loop, Karridale	Outbuilding (Shed)	Approved
27/02/2025	P225153	Unit 6/16 (Strata Lot 6 of Lot 7) Town View Terrace, Margaret River	Holiday House Renewal	Approved
04/03/2025	P225164	9 (Lot 12) St Alouarn Place, Margaret River	Holiday House (Large) Renewal	Approved
06/03/2025	P225177	24A (Lot 102) Le Souef Street, Margaret River	Holiday House	Approved
07/03/2025	P225182	Unit 1, 38 (Lot 1) Georgette Road, Gracetown	Retrospective Ancillary Dwelling	Approved
12/03/2025	P225189	2 (Lot 84) Ripple Place, Cowaramup	Single House	Approved
14/03/2025	P225197	2 (Lot 1) Chapel Place, Prevelly	Additions and Alterations to Existing Garage	Approved

17/03/2025	P225204	2 (Lot 215) Dunham Loop, Margaret River	Relocation of Street Tree	Approved
19/03/2025	P225209	11 (Lot 509) Riverslea Drive, Margaret River	Holiday House Renewal	Approved
20/03/2025	P225210	38 (Lot 19) Formosa Street, Margaret River	Holiday House Renewal	Approved
24/03/2025	P225219	Unit 4/16 (Strata Lot 4, Lot 10) Townview Terrace, Margaret River	Holiday House Renewal	Approved
24/03/2025	P225220	27-33 (Lot 295) Tunbridge Street, Margaret River	Outbuilding (Sea Container for storage)	Approved
11/04/2025	P225278	163 (Lot 269) Brookfield Avenue, Margaret River	Relocation of Street Tree	Approved
<b>SUBDIVISIONS</b>				
23/04/2025	P225306	438 (Lots 250 & 1683) Miamup Road Cowaramup	Subdivision (Boundary Realignment)	Approve with conditions
<b>LOCAL LAW PERMITS</b>				
19/05/2025	P225363	41 Wallcliffe Road, Margaret River	Local Law Permit to operate mobile food vans at Soundshell activity - Kwobba Knort - 25 May 2025 Shire forecourt	Approved
14/03/2025	P225206	Rosabrook Oval, Reserve 19568, Rosabrook	Local Law Permit to conduct Magnetotelluric survey	Cancelled

### LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
<b>PLANNING</b>				
22/10/2024	P224747	Camping Ground (x10 Nature Based) & Managers Residence	356 & 384 (Lots 251 & 1689) Miamup Road, Cowaramup	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	Grace Graham
Disclosure of Interest	Nil.
Assessment Level	Major Level 3

## Application Details

Address	356 & 384 (Lots 251 & 1689) Miamup Road, Cowaramup		
Proposed Development	Camping Ground (x10 Nature Based) & Managers Residence		
Zoning	Priority Agriculture		
Lot Area	356 (Lot 251) Miamup Rd = 176,311sqm or <b>17.63 hectares</b> 384 (Lot 1689) Miamup Rd = 521,153.47sqm or <b>52 hectares</b> .		
Use Class and Permissibility	'A' use		
Heritage/Aboriginal Sites	none		
Other Considerations	Visual Management Area	<input type="checkbox"/>	Sewerage Sensitive Area <input type="checkbox"/>
	Special Control Area	<input type="checkbox"/>	Watercourses/Rivers <input checked="" type="checkbox"/>
	Bushfire Prone Area	<input checked="" type="checkbox"/>	Environmentally Sensitive Areas <input type="checkbox"/>
Structure Plans/LDP's	none		
Easements/Encumbrances	none		
Why is Development Approval Required?	Discretionary use		

## Site Image



## Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners / 2km Radius (Non Rural use in Rural Zone) – 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Submissions</b>		
Government Agencies DFES / DPIRD	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Shire Departments - Infrastructure / Environmental Health / Emergency Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where any objections received?	<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
Emergency Services	Comments made by fire services based on initial layout. Layout has been updated since to address multiple concerns regarding veg modification, setbacks to vegetation & waterways, vehicle access and Beep compliance.	BMP to be conditioned to be updated to in accordance with updated plans/proposal.
Infrastructure	Recommended Conditions regarding unmade road requiring upgrade, fencing and review of works near waterway.	Conditions to be adopted.
Health	A management plan is required to be submitted with the application for planning approval Guidance for developing a management plan is available on the Department of Local Government and Communities website: <a href="https://www.dlgsc.wa.gov.au/department/publications/publication/nature-based-parks">https://www.dlgsc.wa.gov.au/department/publications/publication/nature-based-parks</a>  Conditions are recommended.	Management Plan requested from applicant and is to be conditioned.
External Agency Comments		
Department	Department Comments	Officer Comments
DPIRD	<p>The Department of Primary Industries and Regional Development (DPIRD) does not support the proposed 12 Site Nature based campground at the abovementioned location for the following reason:</p> <p>In Section 4.16.3 - Chalets, Cabins, Caravan Parks and Guest House Facilities in the Priority and General Agriculture Zones of The Shire of Augusta-Margaret River Local Planning Scheme No. 1 (LPS 1) the following is stated:</p> <p><i>'The number of chalets/cabins, caravan/camping bays or guest house accommodation permitted on lots having areas between 5 hectares and 20 hectares within the Priority Agriculture and General Agriculture Zones shall not exceed 2 chalets/cabins, 4 caravan/camping bays or 4 guest bedrooms.'</i></p> <p>Lot 251 Miamup Road, Cowaramup is 17.6ha in size and therefore only 4 camping bays are allowed according to LPS 1. DPIRD does not object to the establishment of 4 camping bays as allowed in LPS 1. Should this option be considered DPIRD would like to provide the following comments:</p> <ul style="list-style-type: none"> <li>• A Pet Management Plan is required (if pets are allowed) to ensure that pets are responsibly managed and not allowed to enter the neighbouring property or paddocks where livestock are grazing.</li> <li>• It is not clear from the application if guests will be allowed to interact with livestock on the property. If that is the case the applicant must have a plan to educate guests about their legal obligations under the ruminant feed ban (feeding prohibited feed sources (e.g. meat) to ruminants (e.g. sheep or cattle) directly or inadvertently).</li> <li>• DPIRD recommends the development of a Biosecurity Management Plan to address the risks of spreading or introducing new weeds or pathogens. The Biosecurity Management Plan should also include measures to prevent guests from trespassing onto restricted areas and neighbouring properties.</li> </ul>	<p>Based on the DPIRD comments made on the initial proposal the applicant has updated the plans to reduce the number of camping bays on Lot 251 and add some camping bays to Lot 1689.</p> <p>The applicant has submitted a Management plan that addresses each of 3 points. A condition has been recommended for the management plan to be submitted to the satisfaction of the shires environmental health team. A copy of the plan has been sent to the EHOs for review.</p>
DFES	<p>Below is a summary of the DFES comments with an in-depth review of the proposal against the guidelines undertaken in the report.</p> <p><b>Overview and Context</b> The advice relates to the 2015 <i>State Planning Policy 3.7: Planning in Bushfire Prone Areas</i> and the 2021 <i>Guidelines for Planning in Bushfire Prone Areas (v1.4)</i>. The proposed development includes a manager's residence and 12 nature-based campsites on a currently vacant site. As a vulnerable land use, it triggers the application of SPP 3.7, and the Bushfire Management Plan (BMP) is required to comply with multiple policy elements. DFES (Department of Fire and Emergency Services) has reviewed the BMP and raised several concerns requiring clarification or modification.</p> <p><b>Key Compliance Issues Identified</b></p> <ul style="list-style-type: none"> <li>• <b>Vegetation Classification and BAL Assessment:</b> There is insufficient evidence to justify the classification of some vegetation areas as low-threat or Class G Grassland. The classification must</li> </ul>	See discussion regarding further review of DFES comments and updated proposal against the bushfire guidelines.

	<p>be reassessed, especially as inaccuracies may affect Bushfire Attack Level (BAL) ratings. The BAL contour map lacks clarity, particularly in relation to the exact locations and ratings of the 12 campsites.</p> <ul style="list-style-type: none"> <li>• <b>Access and Evacuation Concerns:</b> The development does not demonstrate compliance with access requirements. The proposed access road is an unconstructed reserve, intersected by natural features like a brook and an airstrip, and does not meet the standard for safe vehicular access. Furthermore, assumptions around evacuation procedures are inadequately addressed in the BMP and should be removed or relocated to a formal Bushfire Emergency Evacuation Plan (BEEP).</li> </ul> <p><b>Administrative and Design Matters</b> Administrative inaccuracies were found in photo documentation and tabular responsibilities. Design issues include a lack of enforceable management mechanisms for vegetation, inconsistencies in proposed setbacks, and reliance on potentially non-compliant access solutions. The BEEP requires revision per Guideline Section 5.5.4. Overall, DFES concludes that compliance with several key elements has not been demonstrated—particularly vehicular access and tourism land use—and recommends modifications to ensure the bushfire risk is appropriately managed.</p>	
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#### Community Engagement

Submitter	Submitter Comments	Officer Comments
4 submissions were received during the advertising period, 3 objecting and 1 of indifference. A summary of the concerns raised are outlined below.		
<ul style="list-style-type: none"> <li>• Increased traffic to Miamup Rd and road safety concerns relating to tourist caravans interacting with agricultural vehicles.</li> <li>• Difficult and dangerous passing conditions, with tourist not being familiar with the road.</li> <li>• Fire Hazards associated with camp sites, with tourists not understanding the risks to surrounding bushland and homes.</li> <li>• Lack of supervision and facilities and lack of information on how the campsites will be managed.</li> <li>• Concerns on issues related to waste, bins, running water/water supply, fire prevention and general supervision.</li> <li>• Number of campsites on the size of property, being developed near boundaries of neighbouring agricultural properties.</li> <li>• Concerns people will trespass onto neighbouring working agricultural lots.</li> </ul>		

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 checked="" type="checkbox"/>	<input type="checkbox"/>

#### Policy Requirements

Local Planning Scheme No.1 – Schedule 9		
Standard	Required	Provided
Setback (Front)	30m	>30m - Complies
Setback (Side - East)	20m	19.5m – Variation – Condition for campsites to be 20m from side boundary.
Setback (Side - West)	20m	27m – Complies
Setback (Rear)	20m	>20m - Complies
Water Course	there is a setback of 100 metres from the edge of any permanent stream or water course	>100m – Complies

#### Discussion

Planning approval is sought for 4 nature-based campgrounds and a managers residence on Lot 251 and 6 campsites on Lot 1689 Miamup road, Cowaramup.



## LPS1

See below proposed campsites against the requirements of the scheme for each lot.

Lot	Lot size	LPS1 requirement	Proposed
251	17.63 hectares	Under 20 hectares – shall not exceed 4 caravan/camping bays	4 – Complies
1689	52 hectares	Over 20 hectares – shall not exceed 12 caravan/camping bays or 6 chalets.	6 – Complies 3 chalets already on the site.

The total site area of Lot 251 356 Miamup Rd is 179,311sqm or 17.63 hectares and can house a maximum of 4 camping bays under LPS1 requirements. During the assessment the applicant reduced the number of camping bays from 12 to 4 to meet this requirement. They also moved the bays and caretakers dwelling to be on the south west side of the waterway to reduce any vegetation disturbance and meet bushfire vehicle access requirements. The initial 12 campsites and caretakers was advertised as part of the application. During the assessment the applicant also added the neighbouring Lot 1689 to the application adding 6 campsites to the south western boundary. The lot has 3 chalets built on the property that are managed by the owners under a previous approval. This application if approved will supersede over any previous approvals for additional chalets to those that have already been built. A condition has been recommended to enforce this.

As per section 4.16.3 of LPS1 no chalets/cabins or caravan/camping bays are to be constructed over Class 1 and 2 soils. As per the DPIRD mapping below, the land the camping bays are located on are in moderate to high capability areas. Due to the size of Lot 251 and shape it is not likely that the area the managers residence and campsites are located will have a high use for rural production activities. In this case that the proposal would satisfy the definition of low impact tourist development that does not have an adverse effect on rural production activities on the subject site. It also does not impact the neighbouring vegetation along the creek line in accordance with section 4.16.3 e of LPS1.

Lot 1689 is larger and of a more regular size and has capability as per the mapping. The location of the campsites being on the edge of the lot allows any rural uses such as grazing to continue on the property and also does not impact any nearby vegetation. It is noted that the campsites are half a meter within the 20m side setback to the neighbour to the southeast. A 20m side setback has been conditioned to ensure compliance with schedule 9 of LPS1.

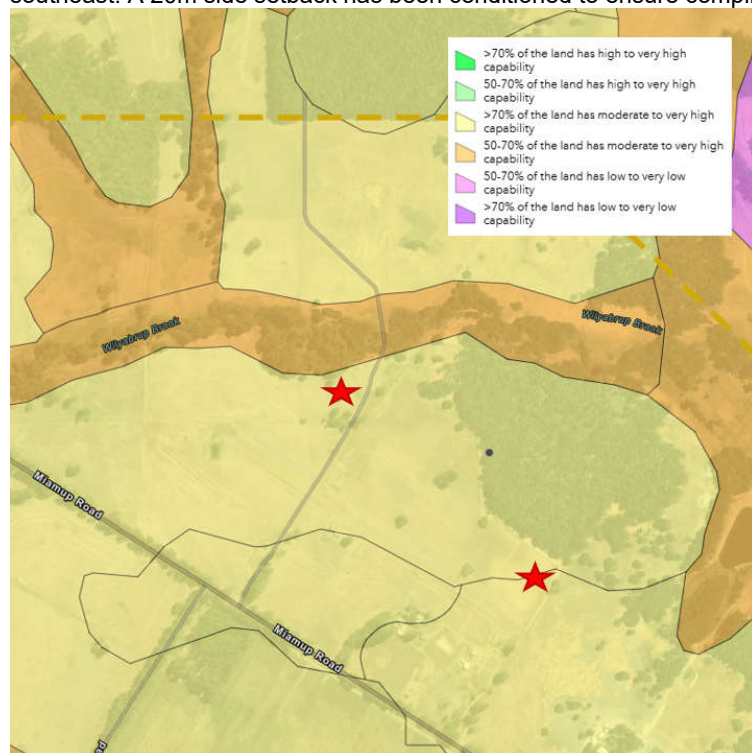


Figure 1 DPIRD mapping land capability

## Fire

A BMP was lodged with the initial proposal for 12 nature based campsites and dwelling on lot 251. The BMP complied under the Guidelines for Planning in Bushfire Prone Areas Version 1.4 December 2021 by Ecosystem Solutions dated 20 September 2024.

DFES and the Shire's CESM submitted referral comments on the September 2024 BMP. Following receipt of the comments along with other comments from submitters, infrastructure and environmental health teams the applicant decided to relocate and reduce the campsites on lot 251 and add lot 1689 to the application. An updated BMP is required to be submitted based on the updated plans.

A key comment raised by DFES and the Shire's CESM was vehicle access and siting near vegetation. The updated locations of campsites and the managers dwelling have been relocated away from vegetation; however the updated BMP will need to address this to ensure no modification is required as part of the development. The vehicle access to Lot 251 will need to comply with local road standards and be upgraded by the applicant to the standards of the local government.

The new road will be a no through road, with the distance from Miamup Rd to the sites being 500m. As per Element 5: Vulnerable Tourism Land Uses – Camping Ground only (remote) or nature based park A5.11b - All public roads to be through roads. No-through roads are not recommended but if unavoidable, or they are existing, the following requirements apply:

- No more than 200 metres in length, where the adjoining classified vegetation, excluding the road reserve, has an extreme BHL; or
- **No more than 500 metres in length, where the adjoining classified vegetation, excluding the road reserve, has a moderate BHL; or**
- No limitation, where the adjoining classified vegetation, excluding the road reserve, has a low BHL or is not identified as bushfire prone.

The September BMP stated that the adjoining vegetation is considered a moderate Bushfire Hazard Level (BHL), with predominately grassland from the surrounding agricultural paddocks being adjacent to the road reserve. A single row of trees is located on the southeastern portion of the road reserve, excludable under AS3959-2018 as this would be managed in a low fuel state by the landowners.

In conclusion the campsites and managers dwelling as proposed in the most up to date site plan dated 18/3/2025 meet the requirements under the local planning scheme. An updated BMP is required to demonstrate compliance with the bushfire guidelines under version 1.4 December 2021. The proposal is recommended with conditional approval.

#### Determination

**That the Manager of Planning and Regulatory Services Grants Planning Consent under Delegated Authority Instrument No. 34 pursuant to Clause 68(2) of the Deemed Provisions of Local Planning Scheme No. 1 for Camping Ground (x10 Nature Based) & Managers Residence at 356 & 384 (Lots 251 & 1689) Miamup Road, 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	Plans P1 - P4 received by the Shire on the 27/05/25
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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. This application supersedes all previous approvals issued for 384 (Lot 1689) Miamup Road, Cowaramup.
4. Prior to the commencement of the use, vehicle crossovers shall be constructed to the minimum standard of 2 coat bitumen seal and designed, constructed and drained in accordance with the Shire's crossover standards and specifications.
5. 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.
6. All encroachments are to be removed from the unnamed/ unconstructed road reserve.
7. Fencing of a rural standard is to be installed along the boundaries of the unnamed/ unconstructed road reserve.
8. Campsites are to be setback a minimum of 20 metres from all lot boundaries.
9. Prior to the commencement of the use the Bushfire Management Plan and Bushfire Emergency Evacuation Plan (prepared by ecosystem solutions and dated the 20 September 2024) shall be revised to the specifications of the Department of Fire and Emergency Services and to the satisfaction of the Shire. The revised Bushfire Management Plan and Bushfire Emergency Evacuation Plan shall be submitted for the acceptance of the Shire.
10. The revised and accepted Bushfire Management Plan and Bushfire Emergency Evacuation Plan, required by condition 9, shall be implemented on site prior to commencement of the use and at all times thereafter.
11. The Bushfire Emergency Evacuation Plan shall be displayed in a conspicuous location within the development at all times.

12. Certification shall be provided to the Shire by an accredited Bushfire Consultant that all bushfire management actions detailed in the accepted Bushfire Management Plan have been implemented prior to commencement of the use.
13. The Managers Dwelling shall be constructed and the site maintained to achieve a minimum Bushfire Attack Level Rating of 29. Details shall be provided with the building permit.
14. Prior to commencement of use, a Nature Based Park Management Plan is to be submitted to the satisfaction of the Shire's Environmental Health Team (refer to advice note c).
15. During construction, areas of native vegetation must not be damaged by any works including the placement of fill, rubble, rubbish or any other material, nor is any removal, clearing or damage to occur to any vegetation.

#### **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) The development is subject to the provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulation 1997*
- c) The development is subject to the provisions of the *Nature Based Parks - licensing guidelines for developers and local governments* – published by the Department of Local Government and Communities (DLGC).
- d) Applicant to apply for licence under the *Caravan Park and Camping Ground Regulations 1997*. Application form is found at Schedule 1 of the *Caravan Park and Camping Ground Regulations 1997* which can be accessed via the Shire's website: <http://www.amrshire.wa.gov.au/services/environmental-health/caravan-parks-and-camping>
- e) The development is to provide a potable water source in accordance with *The Australian Drinking Water Guidelines* (EH)
- f) Any untreated water supply that is available to the public shall be provided with signage stating that water is not treated.
- g) Noise emissions resulting from the development or use of the land shall not exceed the assigned levels in the *Environmental Protection (Noise) Regulations 1997*, and shall not unreasonably interfere with the health, welfare and amenity of an occupier of another premises.