

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
4 June 2026 to 10 June 2026

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
04/06/2026	P226438	1 (Lot 67) Granny James Place, Cowaramup	Ancillary Dwelling
04/06/2026	P226439	4 (Lot 2) Offshore Crescent, Margaret River	Single House
05/06/2026	P226441	4 (Lot 6) Mannitj Place, Witchcliffe	Retrospective Dwelling Additions (Verandah and Water Tank) and Change of Use (Workshop/Laundry to Ancillary Dwelling)
08/06/2026	P226443	Unit 2, 10413 (Strata Lot 2) Bussell Highway, Witchcliffe	Retrospective Signage
08/06/2026	P226444	17 (Lot 104) Gumtree Close, Cowaramup	Building Envelope Variation, Development Outside Building Envelope, Single House and Ancillary Dwelling
08/06/2026	P226445	5 (Lot 41) Dawson Terrace, Augusta	Dwelling Additions
08/06/2026	P226446	4 (Lot 349) Duncan Street, Margaret River	Outbuilding (Shed)
09/06/2026	P226447	10 (Lot 120) Lesueur Place, Gnarabup	Boundary Fence
09/06/2026	P226448	14 (Lot 35) Chittick Loop, Witchcliffe	Outbuilding (Water Tank)
09/06/2026	P226449	12 (Lot 862) Betts Court, Margaret River	Retrospective Outbuildings (x1 Water Tank, Sea Container and Bathroom)
10/06/2026	P226453	47 (Lot 210) Hardwood Loop, Cowaramup	Outbuilding (Shed)
10/06/2026	P226454	9507 (Lot 200) Caves Road, Hamelin Bay	Chalets x6
10/06/2026	P226455	8 (Lot 79) Edward Place, Margaret River	Outbuilding (Carport)
10/06/2026	P226456	Unit 8, 2 (Strata Lot 8) Station Road, Margaret River	Holiday House
10/06/2026	P226457	11 (Lot 30) Wooredah Crescent, Prevelly	Holiday House Renewal
10/06/2026	P226458	29 (Lot 87) Sabina Drive, Molloy Island	Single House
BUILDING			
04/06/2026	226425	17 (Lot 29) Le Souef Street, Margaret River	Demolition Single Dwelling
04/06/2026	226428	30 (Lot 49) Trestles Way, Margaret River	Single Dwelling, Garage and Alfresco
04/06/2026	226429	21 (Lot 11) Tyrone Loop, Margaret River	Single Dwelling
04/06/2026	226430	24 (Lot 284) Sawmill Loop, Karridale	Water Tank
04/06/2026	226431	426 (Lot 66) Bussell Highway, Margaret River - Verdot Lane	Single Dwelling, Carport and Alfresco
04/06/2026	226432	16 (Lot 28) Dawson Terrace, Augusta	Patio
04/06/2026	226433	15 (Lot 306) Noreuil Circuit, Cowaramup	Ancillary Dwelling
04/06/2026	226434	8 (Lot 32) Lomandra Way, Witchcliffe	Shed
04/06/2026	226435	Lot 1516 Fisher Road, Kudardup	Carport
04/06/2026	226437	65 (Lot 83) Apsley Drive, Margaret River	Single Dwelling, Garage and Alfresco
05/06/2026	226438	21 (Lot 216) Coracina Avenue, Witchcliffe	Shed
05/06/2026	226439	37 (Lot 439) Daisy Rise, Cowaramup	Swimming Pool
05/06/2026	226440	57 (Lot 335) Firetail Rise, Karridale	Water Tank
08/06/2026	226441	14 (Lot 221) Dunham Loop, Margaret River	Single Dwelling, Garage and Alfresco
08/06/2026	226442	21 (Lot 11) Tyrone Loop, Margaret River	Studio
08/06/2026	226443	46 (Lot 214) Dunham Loop, Margaret River	Single Dwelling, Garage and Patio
08/06/2026	226444	32 (Lot 124) Harvest View, Cowaramup	Single Dwelling, Garage and Alfresco x 2
08/06/2026	226445	5 (Lot 17) Mannitj Place, Witchcliffe	Ancillary Dwelling and Pergola
09/06/2026	226446	19 (Lot 82) Drosera Street, Witchcliffe	Single Dwelling, Carport, Verandah and Water Tank
09/06/2026	226447	1 (Lot 14) Mystic Way, Cowaramup	Single Dwelling, Garage and Porch
09/06/2026	226448	61 (Lot 29) Jacques Loop, Hamelin Bay	Single Dwelling, Alfresco and Water Tank
09/06/2026	226449	5 (Lot 4) Wannang Lane, Witchcliffe	Single Dwelling, Alfresco, Carport, Store and Water Tank x 2
09/06/2026	226450	12 (Lot 24) Snapper Avenue, Margaret River	Single Dwelling, Garage and Alfresco
10/06/2026	226451	345 (Lot 5) Arthur Road, Rosa Brook	Existing Carport Repair
10/06/2026	226452	56 (Lot 42) Waverley Road, Cowaramup	Single Dwelling and Garage
10/06/2026	226453	5 (Lot 35) Grenache Place, Margaret River	Carport

10/06/2026	226454	35 (Lot 17) Mulal Avenue, Witchcliffe	Single Dwelling, Ancillary Dwelling, Carport & Workshop, Retaining Wall and Water Tank
10/06/2026	226455	1724 (Lot 60) Jindong Treeton Road, Rosa Brook	Shed
10/06/2026	226456	23 (Lot 4) Gnuraren Grove, Witchcliffe	Single Dwelling, Carport & Storeroom, Alfresco and Water Tank
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
18/03/2026	P226207	30 (Lot 346) Firetail Rise, Karridale	Development Outside Building Envelope (Outbuilding - Water Tank)	Approved
25/03/2026	P226226	Lot 106 Bushby Road, Karridale	Development Outside Building Envelope (Outbuilding/ Shed)	Approved
10/04/2026	P226273	54 (Lot 185) Abelia Avenue, Margaret River	Single House	Approved
20/04/2026	P226302	2B, 5 (Lot 401) Hasluck Street Cowaramup	Change of Use (Recreation Private)	Approved
30/04/2026	P226337	Unit 1, 151 (Lot 31) Bussell Highway, Margaret River	Section 40 (Amendment to P222540)	Approved
19/05/2026	P226380	89 (Lot 2) Bussell Highway, Margaret River	Section 40 (Restaurant)	Approved
SUBDIVISIONS				
Nil				
LOCAL LAW PERMITS				
03/09/2024	P224610	Shire managed Coastal and River Foreshore Reserves	EOI Submission: Commercial Activities - Social Saunas	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
17/03/2026	P226198	Lot 60 Calgardup Road West, Forest Grove	Amendment to P224622 (Extension of Hours to Saw Mill and Outbuildings - Sheds)	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.



DEVELOPMENT APPLICATION ASSESSMENT P226198

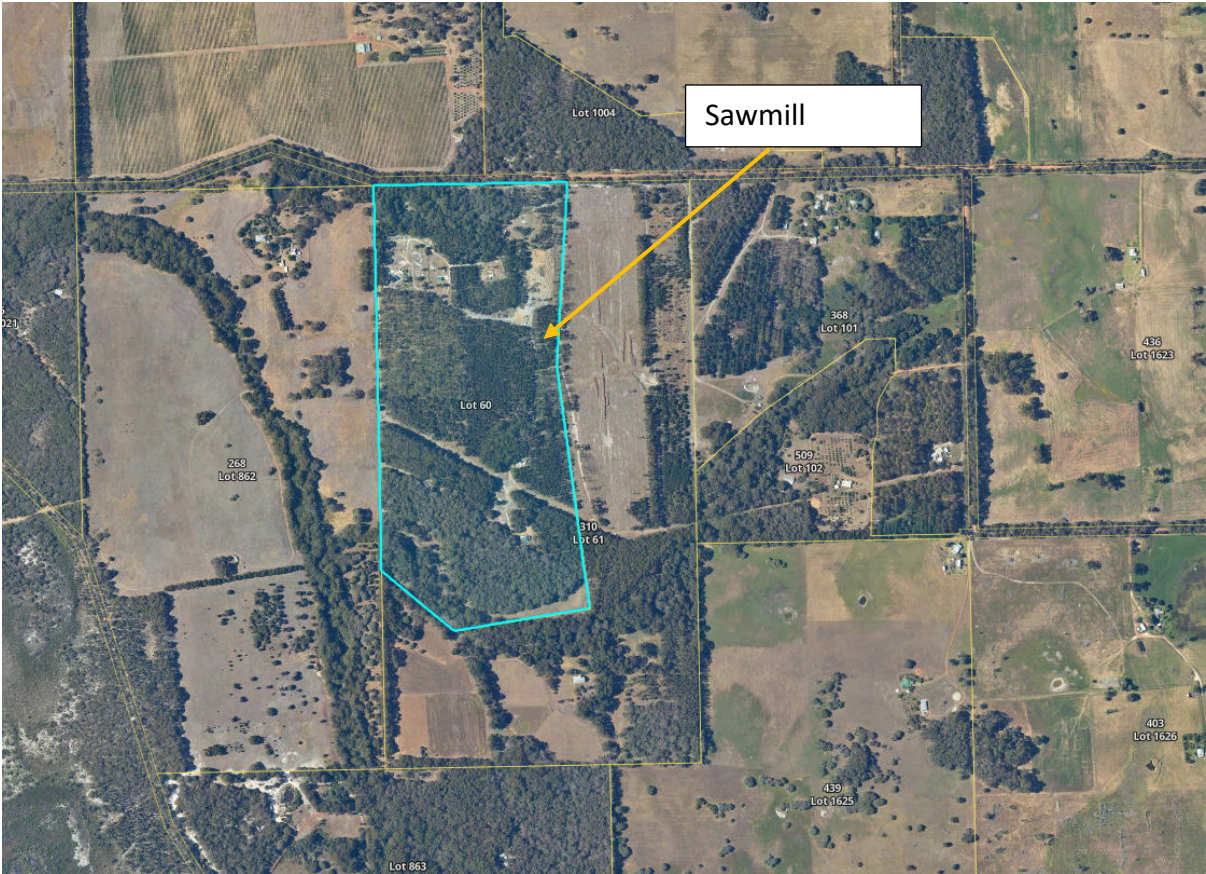
General Details

Reporting Officer	Tessa Ashworth
Disclosure of Interest	Nil
Assessment Level	Level 3 – 1 objection

Application Details

Address	Lot 60 Calgardup Road West, Forest Grove			
Proposed Development	Amendment to P224622 (Extension of Hours to Sawmill and Outbuildings - Sheds)			
Zoning	Priority Agriculture			
Lot Area	40ha			
Use Class and Permissibility	'A' Saw Mill			
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 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?	'A' use in the zone			

Site Image



Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Government Agencies	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Shire Departments Infrastructure / Environment/Sustainability	<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"/>

Internal Department Comments	
INSERT NAME Department	
Department Comments	Officer Comments
Environment Does appear to be in a cleared area. Only approve in area that has already been cleared. Condition provided to avoid damage to native vegetation.	Work area is already cleared with works adjacent to plantation areas. Condition applied.
Infrastructure No comments. Standard stormwater condition provided.	Condition applied.

Community Engagement	
Submitter Comments	Officer Comments
Private Submitter 1 Support	Noted.
Private Submitter 2 (Late submission) Object <ul style="list-style-type: none"> Incrementalism, reneging on previous negotiated outcomes for constrained operating hours. Days of operation now include all day Saturday – this and extended hours will detract from rural amenity and tranquillity of the area. Proposed shed is 9m high and within 30m of boundary which is excessive and may lead to other uses. Placing sawmill in the shed will invalidate previous noise modelling as will cause noise resonance and direct the noise laterally. The area denoted trees and vegetation (blue) consists of dead trees and is a fire hazard within 15m of emergency access (driveway). Earth bunds merely a stockpile of timber and roots from land clearing and an eyesore. Consider to be non-compliant with original conditions of approval. 	<p>Original approval included Saturday operations of 7am – 5pm. Proposal reduces Saturday hours to 8am – 4pm.</p> <p>Proposed shed is 5.2m high. Sheds have been relocated to be 64m from boundary and behind plantation for screening.</p> <p>Sheds are proposed for wood sorting and storage use. The sawmill will remain in the previously approved location, consistent with noise modelling.</p> <p>Firebreak notice requires 3m wide firebreak within 100m of a road reserve. No other requirements exist relating to dead wood.</p> <p>The constructed earth bund is not required for compliance with the noise regulations and therefore is not imperative to the operation of the sawmill. Nevertheless, the inclusion of the earth bund was recommended as a safe guard mechanism by the noise</p>

<ul style="list-style-type: none"> • Increase in truck movements along Calgardup road and a deterioration of the gravel surface. • Noise not accounted for through sawmill modelling such as chainsaw operations closer to their residence. Not an issue if periodic but can be incessant on Saturday and Sundays. Approval should restrict ancillary noise impacts arising from extended weekend operations. • Lot not of a sufficient area to be considered suitable for a permanent sawmill of this scale, especially as not located centrally on the lot to make use of noise and visual buffers. • Not a suitable land use for a rural zoned lot. 	<p>management plan. A condition of approval has been added for the construction of an appropriate earth bund and additional landscape screening.</p> <p>Traffic generated by the sawmill is not considered to be any greater than a standard agricultural operation, and in fact is less than is typically expected with the operation of a plantation.</p> <p>The lot has an approved plantation and chainsaw operations are often carried out in the plantation areas. While it is incidental to the sawmill and plantation uses, a condition has been applied to restrict any commercial chain sawing within operating hours with none on a Sunday.</p> <p>Proposal shows compliance with noise regulations to noise sensitive premises. Visual buffers are necessary where there is a potential impact on amenity. In this case, the farm buildings may be seen from the driveway of the submitter but not viewed from the dwelling. Additional landscape screening is required as a condition of development approval.</p> <p>A sawmill is use that can be considered in the priority agricultural zone, so long as the Shire exercises its discretion.</p>
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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

Farm buildings		
Standard	Required	Provided
Farm building Area	Maximum 450sqm	Existing 95sqm farm building + Shed 2 proposed 216sqm partially enclosed = total area 311sqm – complies (open sided structure included in definition of farm building)
Wall Height	N/A	
Ridge Height	11m	Shed 2 – 5.2m high – complies
Setback (Side)	20m	64m
Setback (Rear)	20m	>20m
Location	N/A	
Open Sided Building (Shed 1)		
Roof area	N/A	Proposed open sided building - 132sqm

Setback (Side)	20m	82m
Setback (Rear)	20m	>20m
Building height	8m overall height	4.0m high - complies
Local Planning Scheme No.1 – Schedule 9		
Standard	Required	Provided
Setback (Front)	30m	250m – complies
Setback (Side) - East	20m	64m – complies
Setback (Side) – West	20m	300m – complies
Setback (Rear)	20m	640m – complies
Site Coverage	NA	
Plot Ratio	NA	
Landscaping	NA	

Discussion

Background

The site has an existing hardwood timber plantation which has been historically common amongst surrounding properties in the area, and where several plantations still exist.

A planning approval was issued in January 2025 for a sawmill to operate at the site (P224622). The approval allows for operations up to 20 hours per week (as was applied for) within the hours of 7am to 5pm Monday to Saturday.

During the previous application the proposal was tested against whether the sawmill should be deemed as a 'Sawmill' or 'Sawmill – Portable' land use. Despite the sawmill machinery being able to be deconstructed and taken off site, the predominant use of the sawmill is located at the approved location on site. The previous year of operation has demonstrated that the sawmill machinery primarily stay onsite for periods longer than 30 days, with the bulk of sawmill activity happening on site. The proposal therefore meets the assigned land use definition of 'Sawmill' and as such this application has been assessed on this basis.

Proposal

The applicant has detailed that over the past year of operation, the business has seen steady growth with the operation now outgrowing the approved restriction on the number of hours per week. To reflect the increase in business, the applicant wishes to remove the restriction of 20 hours a week to operate anytime between 7am – 5pm Monday to Friday and 8am – 4pm on Saturdays.

The removal of the restriction of 20 hours per week is proposed to assist in meeting local customer demand and increase viability of the business. It will also allow more efficient workflows and safer operation by spreading work over a longer period rather than being under pressure to compress time on the mill.

In addition to the removal of the restriction on hours, the applicant is proposing two buildings (Shed 1 open on all sides and Shed 2 open on one side) to be used for timber sorting and storage. The proposed sheds will be used for:

- Drying and storing processed timber and timber products
- Protecting materials from weather exposure, improving product quality and safety
- Organising workflow by separating raw, drying, and finished materials.

Sawmill Operation

The location of the sawmill on the site was previously approved, with no change proposed through this application to the overall operation of the sawmill outside of operating hours. The applicant has indicated that the sawmill can be deconstructed and is occasionally moved off site to undertake milling, however primarily the sawmill remains onsite in the approved location.

The plantation located on the site is consistent with an expected rural land use and consistent with the intent of the agricultural zone. The operation of the sawmill includes the harvesting of the onsite plantation, providing a sustainable rural use of the land. The sawmill is consistent with the typical use of an agricultural property and as demonstrated through the supplied noise management plan, will not result in an unacceptable level of noise exposure for neighbouring sensitive receptors (houses). The proposed removal on the 20 hour restriction to operating hours will not have an unacceptable impact on the surrounding lots and houses, given the demonstrated compliance with noise regulations and additional landscape screening proposed.

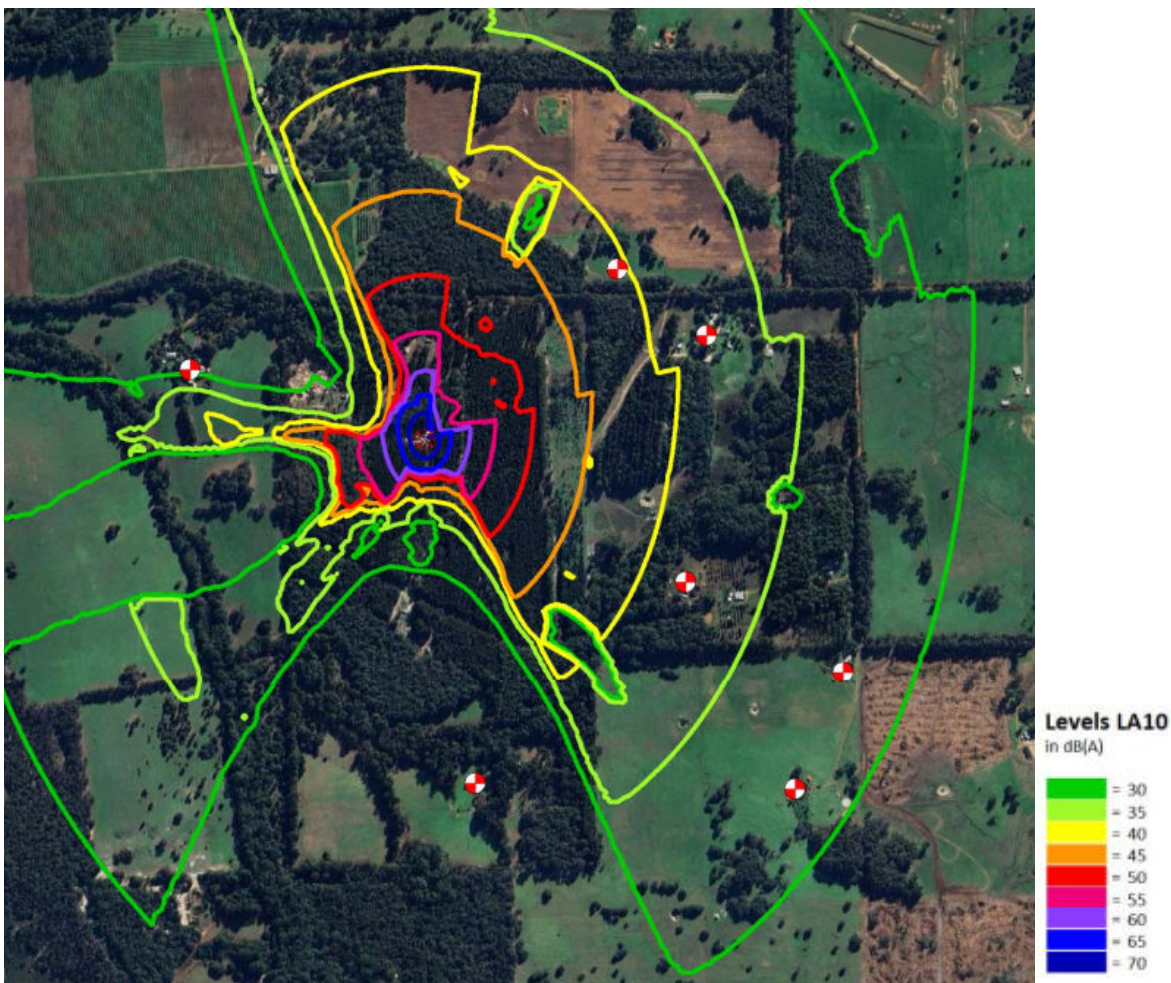
The use of the land also supports the objective of sustaining a flexible and resilient agricultural industry. The small-scale sawmill represents an adaptive use of locally sourced timber, is supportive of the primary plantation use, and the work site is confined to one area of the lot. As such, it does not compromise the ongoing agricultural use or long-term suitability of the land.

Sawmill Operating Hours

Noise Assessment

A noise assessment report was provided with the previous application which demonstrated compliance with the noise regulations at all nearby sensitive noise premises. There were no hours per week restriction or required mitigation methods associated with the noise modelling.

The below image, provide within the noise assessment for the sawmill showing sensitive noise premises as red and white circles. Noise regulations require 45dB (orange line) daytime noise levels for compliance.



A sea container was placed on the north east side of the sawmill and a noise management plan was provided which included an earth bund. Concerns raised surrounding the installation of the current earth bund are acknowledged, however there is no specific requirement for the earth bund to be installed to mitigate noise exposure. Nevertheless, ongoing compliance with the recommendations of the noise management plan is required and a suitable earth bund will be required to be installed. A condition of development approval is included to require ongoing compliance with the noise management plan and the installation of an appropriate earth bund, to the satisfaction of the Shire.

Additional landscape screening along the eastern boundary is proposed as a condition of development approval to further mitigate noise and visual amenity impacts.

Chain sawing forms an incidental part of the plantation and sawmill operations at the site, and was included within the original noise report. Chain sawing relating to commercial operations shall be restricted to within the hours of operation proposed, with no commercial chain sawing to take place on Sundays. Noting that chain sawing for domestic use is permitted for up to 2 hours of operation a day between the hours of 7am – 7pm under the Noise regulations and will still be allowable.

Proposed Storage Sheds

The storage sheds comply with the acceptable development criteria of the Shire’s LPP1 – Outbuildings and Farm Buildings. The applicant has amended the location of the eastern most shed to be setback approximately 64m from the eastern boundary and to be partially screened by existing vegetation. To further reduce the visibility of the proposed sheds, a condition of approval for a landscape screen has been added for the eastern boundary.

The proposed sheds are relatively modest in size, when compared with other rural buildings and permitted height. The sheds will not present an unreasonable visual impact from neighbouring properties and are not visible from surrounding dwellings. The use of the sheds are primarily for storage of timber products, providing a relatively low impact use that is consistent with the use of an agricultural property.

Summary

The proposed extended hours and outbuildings were advertised to 13 surrounding landowners. Only one objection was received (as a late submission). A response to issues raised is provided in the table above. One submission of support was received. No noise complaints have been received in the year since approval was granted.

The extension of hours of use will benefit the provision of sustainably sourced timber products, a much-needed material for the local community. The proposed small-scale sawmill and associated storage sheds are a suitable use for this location and consistent with the aims and objectives of the priority agricultural zone.

Conditional approval recommended.

Determination

That the Acting Coordinator Planning Services 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 Amendment to P224622 (Extension of Hours to Sawmill and Outbuildings - Sheds) at Lot 60 Calgardup Road West, Forest Grove 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 & P2 received by the Shire on the 27 May 2026 Plans P3 & P5 – P12 received by the Shire on the 17 March 2026 Plan 4 received by the Shire on the 2 June 2026
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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. 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.
4. The sawmill shall only be permitted to operate within the hours of 7am – 5pm Monday to Friday

and 8am – 4pm Saturday.

5. Chain sawing for commercial purposes is to occur within the above operating hours and shall not be carried out on Sundays.
6. The sawmill use is to operate in compliance at all times, with the approved Noise Management Plan.
7. An earth bund shall be constructed in the location shown on the approved plans (P1), to the satisfaction of the Shire.
8. 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*.
9. The development or use of the land shall not cause or permit to cause the escape of dust, smoke, fumes, offensive matter or foul odours in such quantity or of such nature as to unreasonably impact on the amenity of the locality.
10. The outbuildings shall be used solely for purposes incidental and ancillary to the authorised use of the land.
11. The outbuildings shall not be used for human habitation.
12. Prior to lodging of a building permit (for the proposed outbuildings) a Landscape Plan for the area shown on the approved plans, shall be prepared to the satisfaction of the Shire. The Landscape Plan shall be drawn to scale and show the following:
 - a) The location, name and mature heights of vegetation being proposed including trees, shrubs and ground covers to be used for the purpose of screening the outbuildings and earth bunds. Proposed vegetation shall consist of local endemic species.
13. 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 native 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.