

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
10 September 2026 to 16 September 2026

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
10/09/2026	P226742	32 (Lot 18) Jacques Loop, Hamelin Bay	Single Dwelling
15/09/2026	P226745	38 (Lot 80) Fearn Avenue, Margaret River	Extension of Term to P224118
15/09/2026	P226746	Unit 2, 55 (Lot 2) Marmaduke Drive, Gnarabup	Holiday House Renewal
BUILDING			
10/09/2026	226688	118 (Lot 800) Kilcarnup Road, Burnside	Swimming Pool
10/09/2026	226689	27 (Lot 97) Derwent Loop, Margaret River	Single Dwelling, Garage & Alfresco
10/09/2026	226690	67 (Lot 46) Chittick Loop, Witchcliffe	Single Dwelling, Deck, Shed & Water Tank
10/09/2026	226691	21 (Lot 2) Yornitj Grove, Witchcliffe	Carport, Shed & Storage Mezzanine
10/09/2026	226692	84 (Lot 1036) Heron Drive, Margaret River	Single Dwelling, Shed, Pool House, Shed, Swimming Pool & Water Tank
11/09/2026	226693	11117 Bussell Highway, Forest Grove	Camp Kitchen
14/09/2026	226694	50 (Lot 106) Bushby Road, Karridale	Single Dwelling & Patio
14/09/2026	226695	36 (Lot 22) Mardo Drive, Witchcliffe	Single Dwelling, Ancillary Dwelling, Carport x2 & Water Tank
14/09/2026	226696	50 (Lot 106) Bushby Road, Karridale	Shed
14/09/2026	226697	35 (Lot 262) McManus Circuit, Witchcliffe	Single Dwelling, Alfresco & Verandah
14/09/2026	226698	6 (Lot 217) Hunt Court, Margaret River	Ancillary Dwelling & Patio
14/09/2026	226699	5 (Lot 401) Hasluck Street, Cowaramup	Supermarket Fit Out
14/09/2026	226700	13 (Lot 133) Raglan Loop, Margaret River	Single Dwelling, Garage & Alfresco
14/09/2026	226701	25 (Lot 139) Langley Crescent, Gracetown	Demolition of Single Dwelling
14/09/2026	226702	94 (Lot 32) Ringtail Loop, Karridale	Earthworks - Dwelling & Rainwater Tank
14/09/2026	226703	32 (Lot 56) McDermott Parade, Witchcliffe	Carport
14/09/2026	226704	10 (Lot 169) Elm Court, Margaret River	Shed
14/09/2026	226705	5 (Lot 320) Ibis Court, Karridale	Rainwater Tank
14/09/2026	226706	529 Osmington Road, Bramley	Shed
14/09/2026	226707	3 (Lot 31) Nelligan Place, Cowaramup	Carport
14/09/2026	226708	44 (Lot 156) Grunters Way, Gnarabup	Swimming Pool & Barrier Fence
14/09/2026	226709	21 (Lot 31) Moondyne Ridge, Kudardup	Water Tank
14/09/2026	226710	92 (Lot 15) Mentelle Road, Burnside	Swimming Pool
14/09/2026	226711	2 (Lot 9) Panaroma Rise, Hamelin Bay	Shed
15/09/2026	226712	39 (Lot 26) Tallwood Loop, Witchcliffe	Alterations & Additions to Existing Dwelling - Bedroom & Carport Addition
15/09/2026	226713	11 (Lot 132) Raglan Loop, Margaret River	Single Dwelling, Garage & Patio
15/09/2026	226714	7 Surf Break Drive, Cowaramup	Swimming Pool & Raised Deck
16/09/2026	226715	10890 (Lot 5585) Bussell Highway, Forest Grove	Basketball Court Cover
16/09/2026	226716	34 (Lot 17) Sprigg Road, Witchcliffe	Deck
16/09/2026	226717	28 (Lot 255) Stoneman Street, Margaret River	Swimming Pool
16/09/2026	226718	6 (Lot 372) Sawdust Street, Karridale	Single Dwelling & Verandah
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
08/06/2026	P226444	17 (Lot 104) Gumtree Close, Cowaramup	Building Envelope Variation, Development Outside Building Envelope, Single House & Ancillary Dwelling	Approved

10/06/2026	P226457	11 (Lot 30) Wooredah Crescent, Prevelly	Holiday House Renewal	Approved
15/06/2026	P226472	4 (Lot 67) McDowell Road, Witchcliffe	Recreation - Private (Gardening Workshops)	Approved
08/07/2026	P226541	10 (Lot 27) Vista Lane, Margaret River	Single House	Approved
09/07/2026	P226550	94 (Lot 16) Mentelle Road, Burnside	Outbuilding (Shed) & Development Outside Building Envelope (Retrospective Sea Container & Lean-To)	Approved
14/07/2026	P226565	16 (Lot 44) Lake View Crescent, Prevelly	Outbuilding (Shed)	Approved
14/07/2026	P226566	16 (Lot 233) Merino Way, Margaret River	Outbuilding (Shed Carport)	Approved
23/07/2026	P226596	13247 (Lot 3725) Bussell Highway, Kudardup	Single House	Approved
24/07/2026	P226604	Unit 1 / 30 (Strata Lot 1) Town View Terrace, Margaret River	Holiday House Renewal	Approved
27/07/2026	P226610	190 (Lot 172) Manear Road, Rosa Glen	Section 40 (Producers Licence)	Approved
03/08/2026	P226622	408 (Lot 60) Roxburgh Road, Margaret River	Holiday House Renewal	Approved
04/08/2026	P226630	7 (Lot 125) Lesueur Place, Gnarabup	Single House	Approved
24/08/2026	P226692	35 (Lot 99) Bussell Highway, Margaret River	Tavern/Restaurant & Microbrewery Additions	Approved
SUBDIVISIONS				
15/07/2026	P226599	4 (Lot 179) Bayview Drive, Gracetown	Subdivision	Supported with Conditions
LOCAL LAW PERMITS				
Nil				

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
20/07/2026	P226575	9 (Lot 106) Waterside Rise, Augusta	Holiday House Renewal	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	Suzi Magnall
Disclosure of Interest	Nil
Assessment Level	Major (Level 3)

Application Details

Nature of application	Holiday House Renewal 9 (Lot 106) Waterside Rise, Augusta PTY/5646
Proposed use	A planning application has been received for the renewal of the Holiday House. As previously approved, the existing dwelling is to be used to accommodate up to eight (8) 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.
Previous term	☒ 12 months ☐ 3 years ☐ 5 years
Is the application same as previous?	Yes
Have there been any objections?	Yes – Three Submissions
Have there been any complaints over the recent period of approval?	No
Planning History	P225373 – HH (1 year) – Approved 15 July 2025



Date of Report	14 September 2026
Recommended period of approval	☐ 12 months ☒ 3 years ☐ 5 years

Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners – 3 Submissions	☒	☐
Government Agencies	☐	☒
Internal Shire Departments - Environmental Health	☐	☒
Where any issues raised through the referrals process?	☒	☐

Policy Requirements

Local Planning Policy 7 – Short Stay Accommodation		
Policy Element	Provision	Comment
Location	Coastal settlement	☒ Yes ☐ No
	Urban area located within Policy Plan 1?	☐ Yes ☒ No
	Within 50m of Village Centre zone?	☐ Yes ☒ No
	Located outside of Policy Plan 1 but comprise of an area not less than 1ha?	☐ Yes ☒ No
Design / Layout	One parking bay per bedroom, Or two bays for grouped dwellings	☒ Yes ☐ No
	Reticulated water supply, or minimum 120,000 rainwater tank?	☒ Yes ☐ No
	Existing or proposed one site effluent disposal system sized accordingly to number of guests?	☒ Yes ☐ No
	Decks and balconies located away from the bedrooms of neighbouring dwellings?	☒ Yes ☐ No



	Decks and balconies located close to the living and dining areas of neighbouring dwellings, provided with suitable screening?	✓ Yes ☐ No
	Each bedroom accommodates a maximum of two persons?	✓ Yes ☐ No
Management	Management Plan submitted?	✓ Yes ☐ No
	BEEP provided	✓ Yes ☐ No
	Manager, or employee permanently resides 35m drive from Site?	✓ Yes ☐ No
	House Rules?	✓ Yes ☐ No
	Amplified music may not be played outside between the hours of 10pm to 10am	Require as a condition
	Display the manager's 24hr contact details	Require as a condition
Community Engagement		
Submitter Comments		Owner Response
Private Submitter 1 - Object - Concerns regarding the number of car parks and the difficulty in managing 6 cars, some with boats. - The cul-de-sac is on a steep rise and trailers and boats are difficult to park off-street. Therefore they are often left on-street causing difficulty in accessing other properties.		There had been some furniture stored in the garage, which is likely the reason for the complaints. This has been removed and there is available parking for 5 cars.  There have only been four instances where guests had small trailers, which would adequately fit on the 30m long driveway.
Private Submitter 2 - Object This is a residential home in a quiet cul-de-sac being used for commercial purposes. Replacing		The owners of the property are Doctors who reside in Perth. They have become busier with their



permanent long-term residents with transient tourists who have no investment or regard for the neighbourhood and its residents values, erodes community culture. The property should be available for long-term residents. - Impacts include – - o Increase in traffic volume - o Noise and regular disruption - o Concerns for privacy, security and personal safety - o Potential anti-social behaviour - o Property values	practices and decided to let the property out until they can retire here. This was initially advertised as a long-term rental, but the only applicants were groups (house share) which were not considered suitable and could not be managed for noise and nuisance like a HH. No families were interested, so short-term rental was the only other option. The short term rental has now operated for a year, with approximately 92 days rented in the past 12 months. During this time, there has been four occasions when guests had a trailer (small / single axle). We have had no issues with guests during this tie and are very shocked to hear there are objections, particularly as I manage the property and live next door.
Private Submitter 3 - Object - Eight people is too many. Recent renters with large numbers has required cars parking in the cul-de-sac. Only two cars can fit in the property as the garage / carport is blocked. Objection removed following owner response.	The furniture has been cleared from the car port, providing 5 car bays. 
Applicant Comment:	



- We live next door to the property and our family are well known within the street, so we are readily available to manage the Holiday House. We have not had any issues from guests over the previous year. Concerns about the number of car parks should now be resolved.

Discussion

The Holiday House use has been operating at the application property for 12 months, with no substantive complaints received during this time. The Manager has indicated that guest turnover is relatively low and expected to remain this way.

Concerns received during the advertising primarily related to parking within the property, citing the use of the carport for storage. The landowner has since moved the furniture being stored within the carport, ensuring adequate access to car parking bays. The property offers four parking bays within the lot boundary, which is adequate for 8 guests. Small trailers can be accommodated on the driveway if required. One submitter confirmed they were happy with the response and removed their objection.

The issue about the house being short-stay accommodation and removing a permanent rental opportunity from the community have been discussed in the comments above. The site satisfies the locational criteria and objectives for Holiday Homes under the Shire's Local Planning Policy (LPP7) so the use is appropriate. The manager of the property resides next door, making complaint response likely and timely.

A further three year approval is recommended, subject to conditions.

Determination

That the Acting **Coordinator Planning Services Grant** Planning Consent under Delegated Authority Instrument No. 34 pursuant to Clause 68(2) of the Deemed Provisions of Local Planning Scheme No. 1 for the **Holiday House Renewal at 9 (Lot 106) Waterside Rise, Augusta** subject to compliance with the following conditions:

CONDITIONS

1. The development is to be carried out in compliance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent.



Plans and Specifications	P1 to P3 received by the Shire on 22 May 2025
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2. 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')
3. The approved Bushfire Emergency Evacuation Plan shall be displayed in a conspicuous location within the dwelling at all times.
4. 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').
5. 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')
6. All vehicles & boats connected with the premises shall be parked within the boundaries of the property.
7. The short stay use of the dwelling shall not be occupied by more than **eight (8) people** at any one time.
8. 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 'f')
10. House Rules' shall be provided to all guests and shall be displayed within a prominent position within the Holiday House. (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 a **five (5)** year approval term may not be applied in the following instances:



- (i) Substantiated complaints have been received by the Shire during the last period of approval which impact the amenity of the neighbouring properties;
 - (i) A renewal application has not been received prior to the expiry of the previous approval;
 - (ii) Changes have been made to management arrangements or guest numbers over the course of the approval or as part of the subject application;
 - (iii) The use has not commenced operation.
- 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) Evidence of installation of the sign will be required to be provided, to the satisfaction of the Shire, at the time an application to renew the Holiday House use is lodged.
- d) This approval does not affect the entitlement to use the dwelling for permanent residential purposes.
- e) 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.
 - (i) 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.
- f) Evidence of 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.
- g) The 'House Rules' document shall be consistent with key elements of the NSW Code for Holiday Houses.
- h) Please note that the Shire does not notify landowners in writing of the expiry of a Holiday House planning approval. It is the owner's responsibility to monitor and ensure that the planning approval remains valid while the use is being undertaken.



- i) Please note that approval as short stay accommodation will change the rating category applied to the property to Tourism and may lead to an increase in rates levied for the site. For further information on these changes contact the Shires Revenue team on 9780 5234 or by email at revenue@amrshire.wa.gov.au.
- j) From 1 January 2025, short term accommodation will also require registration through the State Government [Short-Term Rental Accommodation Register](#). Registrations are valid for 1 year and will need to be renewed every 12 months. Fees apply. For more information on the STRA register, please visit <https://www.wa.gov.au/organisation/departments-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register>