

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
9 July 2026 to 15 July 2026

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
09/07/2026	P226549	96 (Lot 800) Mill Road, Witchcliffe	x12 Camp Sites, Single House, Ancillary Dwelling and Agriculture - Intensive (Coffee Farm)
09/07/2026	P226550	94 (Lot 16) Mentelle Road, Burnside	Outbuilding (Shed) and Development Outside Building Envelope (Retrospective Sea Container and Lean-To)
09/07/2026	P226551	17 (Lot 37) Tallwood Loop, Witchcliffe	Outbuilding (Shed)
09/07/2026	P226552	4 (Lot 2) Willerin Lane, Witchcliffe	Mixed Use (Office and Dwellings/Workshop)
09/07/2026	P226553	Lot 464 Burnside Road, Burnside	x2 Chalets, x2 Soaks and Intensive Agriculture
09/07/2026	P226554	Lot 100 Bussell Highway, Margaret River	Single House
09/07/2026	P226555	10409 (Lot 34) Bussell Highway, Witchcliffe	Café (Coffee Van)
09/07/2026	P226556	5 (Lot 99) Grunters Way, Gnarabup	Single House and Ancillary Dwelling
10/07/2026	P226557	135 (Lot 2) Bussell Highway, Margaret River	Alterations and Signage
10/07/2026	P226558	Lot 2 Lovejoy Road, Cowaramup	Aquaculture (Marron)
10/07/2026	P226559	Lot 46 Treeton Road, Cowaramup	x14 Commercial Units
10/07/2026	P226560	98 (Lot 8) Turner Street, Augusta	Outbuilding (Shed)
10/07/2026	P226561	13 (Lot 42) Chittick Loop, Witchcliffe	Single House
13/07/2026	P226562	21 (Lot 24) Widderson Place, Margaret River	Outbuilding (Shed)
13/07/2026	P226563	35B (Lot 492) Willmott Avenue, Margaret River	Single House and Ancillary Dwelling
14/07/2026	P226565	16 (Lot 44) Lake View Crescent, Prevelly	Outbuilding (Single House)
14/07/2026	P226566	16 (Lot 233) Merino Way, Margaret River	Outbuilding (Shed)
14/07/2026	P226567	12 (Lot 3) Wambenga Retreat, Witchcliffe	Outbuilding (Shed)
BUILDING			
09/07/2026	226541	17 (Lot 21) Hideaway Entrance, Cowaramup	Single Dwelling, Garage and Alfresco
09/07/2026	226542	36 (Lot 209) Tallwood Loop, Witchcliffe	Water Tank
09/07/2026	226543	24 (Lot 50) Apsley Drive, Margaret River	Single Dwelling, Garage and Alfresco
09/07/2026	226544	5 (Lot 254) McManus Circuit, Witchcliffe	Single Dwelling, Garage and Alfresco
09/07/2026	226545	20 (Lot 166) Mahogany Way, Cowaramup	Single Dwelling, Garage and Alfresco
09/07/2026	226546	26 (Lot 4) Stewart Street, Margaret River	Dwelling Alteration/Addition
09/07/2026	226547	11117 (Lot 3) Bussell Highway, Forest Grove	Farm Shed
09/07/2026	226548	27A (Lot 2) Georgette Way, Prevelly	Ancillary Dwelling, Deck, Patio and Garage
09/07/2026	226549	19 (Lot 3) Memorial Drive, Cowaramup	Porch & Carport
09/07/2026	226550	21 (Lot 11) Snapper Avenue, Margaret River	Single Dwelling, Garage and Alfresco
09/07/2026	226551	34 (Lot 210) Tallwood Loop, Witchcliffe	Shed
10/07/2026	226552	26 (Lot 20) Karrack Crescent, Witchcliffe	Water Tank
10/07/2026	226553	12 (Lot 504) Donovan Street, Augusta	Staff Accommodation
13/07/2026	226554	139 - 141 (Lot 27) Bussell Highway, Margaret River	Alterations to existing shop tenancy involving the replacement of ATMs (Commonwealth Bank)
13/07/2026	226555	11 (Lot 84) Rafferty Entrance, Kudardup	Single Dwelling, Garage and Patio
13/07/2026	226556	57 (Lot 335) Firetail Rise, Karridale	Single Dwelling
13/07/2026	226557	4 (Lot 1) Saint Alouarn Place, Margaret River	Concrete Water Tank
13/07/2026	226558	260 (Lot 2460) Schroeder Road, Nillup	Shed
14/07/2026	226559	5 (Lot 401) Hasluck Street, Cowaramup	Occupancy Permit - Pilates Studio (Tenancy 2B)
14/07/2026	226560	25 (Lot 139) Langley Crescent, Gracetown	Two Storey Dwelling, Porch, Patio, Balcony, Detached Garage and Retaining Walls
14/07/2026	226561	37 (Lot 19) Snapper Avenue, Margaret River	Single Dwelling, Garage and Patio

14/07/2026	226562	25 (Lot 263) Culhane Road, Margaret River	Alterations and Additions to Existing Dwelling - Internal additions, carport infill to provide bedrooms, above ground swimming pool
15/07/2026	226563	Lot 160 Bushby Road, Karridale	Water Tank
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
17/12/2025	P225978	61 (Lot 45) Chittick Loop, Witchcliffe	Single House, Ancillary Dwelling and Outbuilding (Shed)	Approved
18/03/2026	P226206	3 (Lot 6) Willerin Lane, Witchcliffe	Mixed Use (Single Dwelling and Ancillary Dwelling, Cafe/ Restaurant and Office)	Approved
18/05/2026	P226374	66 (Lot 15) Waverley Road, Cowaramup	Single House	Approved
19/05/2026	P226379	53 (Lot 92) Doyle Place, Margaret River	Building Envelope Variation (Swimming Pool)	Approved
20/05/2026	P226391	2 (Lot 65) Uluwatu Approach, Margaret River	Display Signage	Approved
21/05/2026	P226398	29 (Lot 18) Mardo Drive, Witchcliffe	Single House	Approved
03/06/2026	P226429	2 (Lot 1) Formosa Street, Margaret River	Holiday House Renewal	Approved
04/06/2026	P226438	1 (Lot 67) Granny James Place, Cowaramup	Ancillary Dwelling Cowaramup	Approved
09/06/2026	P226447	10 (Lot 120) Lesueur Place, Gnarabup	Boundary Fence	Approved
10/06/2026	P226456	Unit 8 / 2 (Lot 38 / Strata Lot 8) Station Road, Margaret River	Holiday House	Approved
SUBDIVISIONS				
26/05/2026	P226414	Lot 101 Kilcarnup Road, Burnside	Survey Strata	Not Supported
LOCAL LAW PERMITS				
17/06/2026	P226486	107 (Lot 211) Bussell Highway, Margaret River	Renewal - Local law permit to operate alfresco dining area adjacent to Rhum Burgundy adjacent to	Approved
01/07/2026	P226522	Barrett Street Weir, Reserve 27633	Local Law permit to operate canoe lessons - Margaret River Senior High School - Term 3	Approved
13/07/2026	P226564	2/30 Fearn Ave, Margaret River	Permit to operate alfresco dining adjacent to The Little Farm Adjacent to 2/30 Fearn Ave, Margaret River	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
05/05/2026	P226346	73 (Lot 5) Bussell Highway, Margaret River	Guest House Addition (Garage)	Refuse
12/12/2025	P225962	Lot 2294 Bramley River Road, Osmington	Chalets x 6	Referred to Council for Determination

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 P226346

General Details

Reporting Officer	Tessa Ashworth
Disclosure of Interest	Nil
Assessment Level	Level 3

Application Details

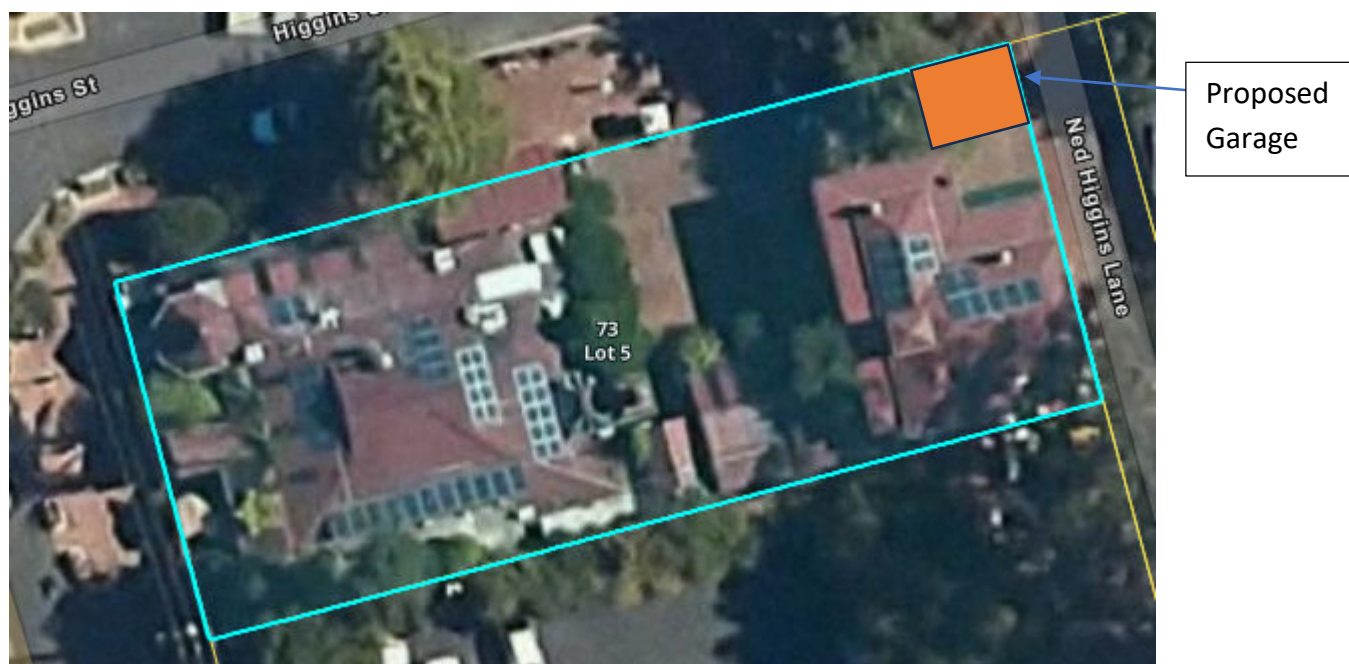
Address	73 (Lot 5) Bussell Highway, Margaret River			
Proposed Development	Garage			
Zoning	Town Centre			
Lot Area	1012sqm			
Use Class and Permissibility	Guest House 'D'			
Heritage/Aboriginal Sites	The site is home to 'Bridgefield' which is on the Shire's Local Heritage list (Place No. 04934) and categorised as 'some significance'.			
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	None relevant			
Why is Development Approval Required?	No exemptions apply for development within the Town Centre zone and the proposal results in a variation to car parking requirements.			

Site Image



Proposal

The proposal is for the development of a garage over two existing parking bays to house two classic cars located at the corner of Higgins Street and Ned Higgins Lane. The cars will be available for rental by guesthouse guests or the public but will remove the bays from use by patrons of the other development on site, resulting in a shortfall of two parking bays at the site.



Assessment

Referrals		Yes	No
Adjoining Neighbours/Property Owners		☒	☐
Government Agencies		☐	☒
Internal Shire Departments Infrastructure		☒	☐
Were any objections received?		☒	☐
Were any issues raised through the referrals process?		☒	☐
Internal Department Comments			
Department Comments		Officer Comments	
Infrastructure No comments Stormwater condition provided.		Noted.	
Community Engagement			
Submitter Comments		Officer Comments	
Private Submitter 1 There is already limited parking in this area for people using the surrounding facilities. Therefore do not support the proposal to reduce the number of carparks.		Carparking discussed below.	
Private Submitter 2 Currently there is not enough parking for the businesses at this property. Patrons and staff are parking on the road (in no parking areas), on the footpaths and on resident's verge/property.		Carparking 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 Requirements

Local Planning Scheme No.1 – Schedule 9		
Standard	Required	Provided
Setback (Front)	Nil	Complies
Setback (Side)	Nil	Nil – complies
Setback (Side)	Nil	Complies
Setback (Rear)	*	2m – standard to be set by local government. Complies
Site Coverage	75%	
Plot Ratio	1	
Landscaping	*	
Building Height		
Standard	Required	Provided
Wall	7m	3.8m
Overall	8m	5.8m

Discussion

On site Carparking

The site is home to a range of approved land uses, and car parking requirements have been assessed under multiple previous planning applications. Parking requirements have constrained guest/ patron numbers across the various on-site land uses.

The site currently has 20 parking bays located on the site and within the southern Higgins Street verge. The proposed garage addition will remove the availability of two (2) car parking bays from public use, replacing them with vintage vehicles available for rent. The garaging of the vehicles will reduce the overall parking available on site to 18 bays, resulting in a two (2) bay shortfall required for the currently operating land uses.

Submissions received during consultation have cited concerns regarding parking numbers and behaviour along Higgins Street. It is acknowledged that on street parking is likely to occur within a town centre environment, however the subject site is located on the northern fringe of the town centre adjoining residential properties. Concerns surrounding parking are recognised and the further reduction of on site parking may further exacerbate on street parking/ undesirable parking behaviour.

Commercial land owners have a responsibility to provide an appropriate level of car parking on site to accommodate the operating land uses. The applicant was queried as to whether guest/ patron numbers could be amended on site to accommodate the reduction in bays. The applicant does not wish to reduce any capacity of the existing uses at the site to compensate for this reduction in parking. The applicant has rather requested that the shortfall be considered on 'heritage grounds', with the building on the subject site being located on the Shire's Local Heritage list.

Heritage

The site is home to 'Bridgefield' which is on the Shire's Local Heritage list (place no. 04934, 'some significance').

Variations to development standards (in this case car parking requirements) can be considered under Clause 12 of Part 3 of the Deemed Provisions which allows the local government to vary any site or development requirement specified in the Scheme to:

- a) facilitate the built heritage conservation of a place entered in the Registration of Places under the Heritage of Western Australia Act 1990 or listed in this heritage list; or
- b) enhance or preserve heritage values in a heritage area

The applicant has applied for the shortfall on the justification of heritage grounds related to the on-site buildings and heritage works undertaken. The applicant also referenced the Development Assessment Panel decision on the Margaret River Hotel as a precedent. The applicant provided the following justification:

- The Margaret River Hotel had a carparking shortfall approved for reasons of heritage.
- The proposal results in a relatively small reduction in parking, with only two bays affected. In contrast to the 33-bay shortfall of Margaret River Hotel, therefore of lesser impact.
- The property has undergone a number of renovations and additions since its purchase in 2003. These works have focused on retaining the original structure and character of the buildings, and original fabric has been retained where possible.
- The Margaret River Hotel is not part of the original settlement and was constructed at a larger scale using more modern methods. In contrast, the subject property is described as reflecting the earlier, smaller-scale development pattern associated with the original settlement.
- The proposed garage aligns with the recognised heritage significance of the site, particularly in relation to its long-standing association with hospitality and accommodation. The site has reportedly been used for accommodation since around 1931, and the additions are described as being sympathetic in both use, style and materials.

In response to the above, the proposal for the Margaret River Hotel was a large-scale restoration and re-development in which car parking was considered holistically across the site and in the context of heritage preservation and adaptation. The impact of the heritage building on car parking was a key component of the documentation included in the development application that was considered. This, along, with the already significant shortfall that existed on the site, was used as justification for what was ultimately a 20-bay shortfall.

In relation to this proposal, while the proposed garage is sympathetic in development style to the existing heritage building, it does not deliver an enhancement, preservation or any further conservation of the listed heritage building. In this case, a reduction of car parking on heritage grounds is not applicable through the parameters set within the Deemed Provisions.

Furthermore, the site has a wide range of land uses/ businesses operating across the site and the further addition of the building/ land use is likely to result in additional parking pressure being placed on the surrounding street network.

The application is not considered suitable for the reasons stated above and refusal is recommended.

Determination

That the Manager Planning and Development Services Refuse to 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 Garage at 73 (Lot 5) Bussell Highway, Margaret River for the following reasons:

1. The proposal is inconsistent with Clause 5.8.1 of the scheme which requires that land within the Scheme Area not be used or developed unless car parking is provided on the site in accordance with the provisions of Schedule 8.

2. The proposal does not comply with the parking requirements set out at Schedule 8 by way that removal of 2 car parking bays as is proposed, would result in a deficit of parking on the site.
3. The proposal has not demonstrated that it is critical to facilitating the built heritage conservation or enhancement and preservation of heritage values and hence a variation to the parking standards has not been approved.
4. The proposal would be inconsistent with orderly and proper planning and approval of the application would set an undesirable precedent.