

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
7 December to 13 December 2023

APPLICATIONS RECEIVED

| Date Rec'd | Reference No. | Address | Proposal |
|---|---------------|---|--|
| PLANNING | | | |
| 07/12/2023 | P223836 | 27 (Lot 37) Jersey Street, Cowaramup | Section 40 |
| 08/12/2023 | P223839 | 302 (Lot 14) Kevill Road, Margaret River | Building Envelope Modification |
| 11/12/2023 | P223840 | 5 (Lot 412) Atkins Street, Margaret River | Single Dwelling |
| 11/12/2023 | P223842 | 132 (Lot 654) Bussell Highway, Margaret River | Addition - carport (roofed area) over existing loading bay |
| 13/12/2023 | P223844 | Unit 6 2 (Lot 6) Station Road, Margaret River | Holiday House |
| 13/12/2023 | P223845 | Unit 5 2 (Lot 5) Station Road, Margaret River | Holiday House |
| 13/12/2023 | P223846 | 92 (Lot 3875) Wilson Road, Kudardup | Farm Shed (Storage Hay) |
| BUILDING | | | |
| 12/12/2023 | 223643 | Lot 401 Benbow Road, Karridale | Unauthorised Works - 2 Shipping Containers with Roof Structure |
| 12/12/2023 | 223644 | Lot 401 Benbow Road, Karridale | Farm Shed |
| 12/12/2023 | 223645 | Lot 12 Rosa Glen Road, Rosa Glen | Farm Shed |
| 12/12/2023 | 223646 | Unit E/32 (Lot 124) Harvest View, Cowaramup | Patio x2 |
| 12/12/2023 | 223647 | 3 (Lot 608) Niblett Retreat, Margaret River | Single Dwelling, Verandah, Patio, Garage with Shed and Store |
| 13/12/2023 | 223648 | 45 (Lot 83) Waverley Road, Cowaramup | Shed |
| 13/12/2023 | 223649 | 1 (Lot 73) Melody Circuit, Cowaramup | Single Dwelling, Garage and Patio |
| 13/12/2023 | 223650 | 19 (Lot 29) Zani Place, Margaret River | Shed |
| 13/12/2023 | 223651 | 171 (Lot 1) Blackwood Avenue, Augusta | Detached Garage |
| 13/12/2023 | 223652 | 78 (Lot 203) Albany Terrace, Augusta | Subdivision Retaining Walls |
| 13/12/2023 | 223653 | Lot 4 Hideaway Entrance, Cowaramup | Single Dwelling, Garage and Patio |
| 13/12/2023 | 223654 | 13 (Lot 17) Offshore Crescent, Margaret | Shed |
| Exploration Licenses for Comment | | | |
| Nil | | | |

APPLICATIONS DETERMINED UNDER DELEGATION

| Date Rec'd | Reference No. | Address | Proposal | Outcome |
|---------------------|---------------|---|--|-----------|
| PLANNING | | | | |
| 19/01/2023 | P223040 | 12249 (Lot 51) Bussell Highway, Karridale | Change of Use Single Dwelling to Rural Workers Accommodation | Cancelled |
| 25/07/2023 | P223458 | 18 (Lot 9) Offshore Crest, Margaret River | Bed and Breakfast | Approved |
| 13/09/2023 | P223578 | 19 (Lot 645) Surf Break Drive, Cowaramup | Single Dwelling (Single Dwelling & Ancillary) | Approved |
| 15/09/2023 | P223585 | 10 (Lot 840) Lorikeet Lane, Margaret River | Single House | Approved |
| 09/10/2023 | P223640 | 10 (Lot 70) McDowell Road, Witchcliffe | Outbuilding (Shed) | Approved |
| 25/10/2023 | P223705 | Unit 5/12 (Lot 2) Town View Terrace, Margaret River | Holiday House Renewal | Approved |
| 30/10/2023 | P223718 | 635 (Lot 11) Bramley River Road, Osmington | Section 40 (Producers Licence) | Approved |
| 24/11/2023 | P223797 | 15 (Lot 10) Brookside Boulevard, Cowaramup | Retaining Wall and Water tank | Approved |
| 30/11/2023 | P223814 | 53 (Lot 722) Trinder Drive, Margaret River | Section 40 | Approved |
| 05/12/2023 | P223830 | 341 (Lot 3135) Boodjidup Road, Margaret River | Eagles Heritage - Covered Viewing Areas | Approved |
| 05/12/2023 | P223831 | (Lot 401) Benbow Road, Karridale | Outbuilding | Approved |
| 07/12/2023 | P223836 | 27 (Lot 37) Jersey Street, Cowaramup | Section 40 | Approved |
| SUBDIVISIONS | | | | |

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|--------------------------|---------|--|---|---------------------------------------|
| 25/10/2023 | P223833 | 1 (Lot 49) Coronation Street, Margaret River | Subdivision | Supported subject to conditions |
| LOCAL LAW PERMITS | | | | |
| 06/12/2023 | P223847 | Fearn Ave precinct, Bussell Highway, Margaret River | Permit to operate face painting activity in a public place | Approved |
| 27/09/2023 | P223673 | Portion of Reserve 24653, Flinders Bay | Local Law Permit Extension - Little Hand Dumpling House | Approved |

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

| Date Rec'd | Reference No. | Address | Proposal | Recommendation |
|-----------------|---------------|---------------------------------------|----------|-----------------------------------|
| PLANNING | | | | |
| 22/09/2023 | P223614 | 14 (Lot 8) Karridale Close, Karridale | Chalet | Approval subject to 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
Report to Manager Planning and Regulatory Services

Proposed Chalet
14 (Lot 8) Karridale Close Karridale

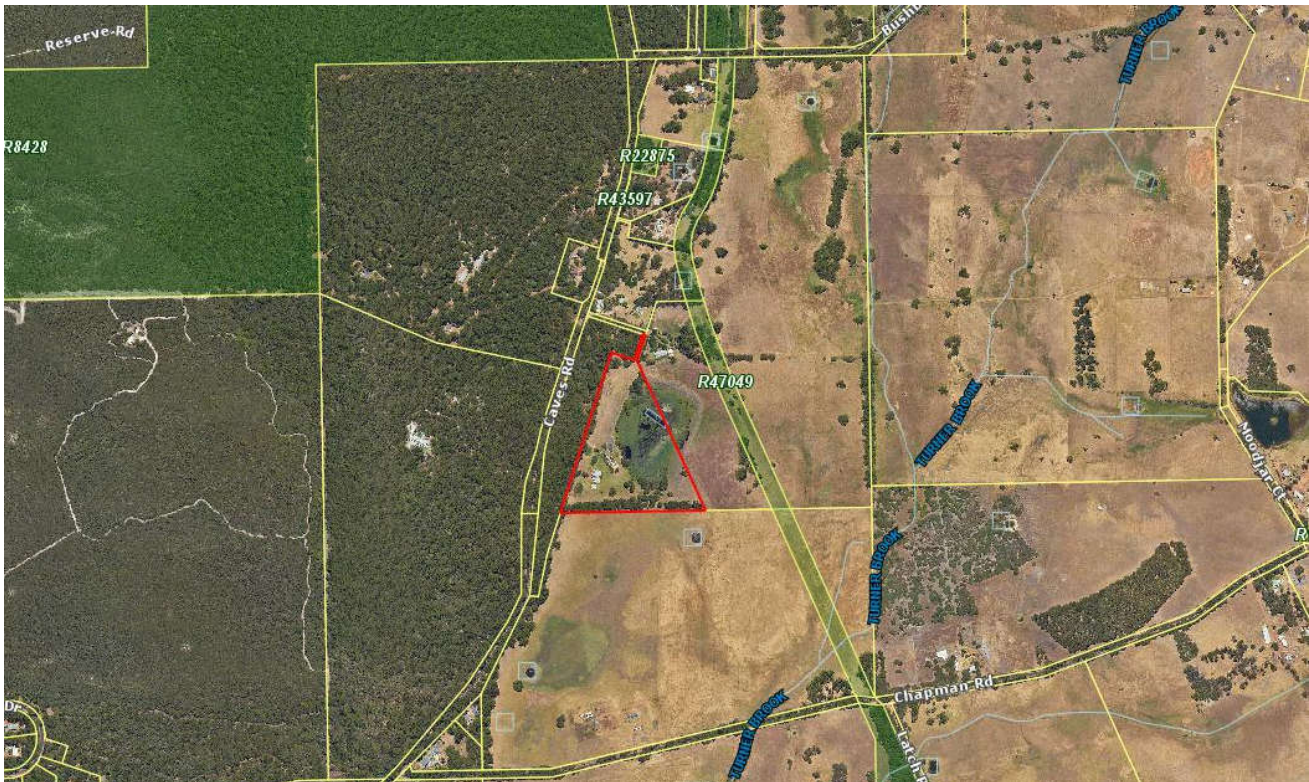
Major (Level 2 – submissions received - DAR)

P223614; PTY/6041

REPORTING OFFICER : Harriet Park
DISCLOSURE OF INTEREST : Nil

| General Information | |
|---------------------------|---|
| Lot Area | 76,697m2 (7.6ha) |
| Zone | Priority Agriculture |
| Proposed Development | <p>Planning approval is sought for a 90m2 2x bedroom chalet with an attached carport, storeroom and deck, located at the northern end of the property. The initial application was for an ancillary dwelling, however the applicant was advised that the proposed location and size would not meet the ancillary dwelling requirements, which resulted in the applicant changing the proposed land use to a chalet instead.</p> <ul style="list-style-type: none"> -A BMP has been included with the application. -The proposed chalet location is clear of vegetation, however vegetation modification is required in order to achieve a BAL-29 APZ surrounding the building. The BMP states no vegetation modification is proposed to affect any remnant vegetation. -The proposed chalet location complies with the Schedule 9 setback requirements for development in the priority agricultural zone. -The current agricultural use of the land is animal grazing. -The property is not connected to reticulated sewage or water. <p><u>Planning variations proposed LPP1:</u> 110,000L water tank located in front of the proposed chalet.</p> <p><u>Planning variation proposed to LPS1:</u> 110,000L water tank location proposed a setback variation of 17m, in lieu of 20m.</p> |
| Permissible Use Class | A – Chalet (advertising required) |
| Heritage/Aboriginal Sites | None identified |
| Encumbrance | None |
| Date Received | 22/09/2023 |

Location Plan



Subject Property



| Policy Requirements | |
|---|---|
| Is the land or proposal referred to in any Council Policy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| If yes, state the Policy/Policies | |
| <p><i>-State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7) and associated guidelines Version 1.4 December 2021.</i></p> <p><i>-Local Planning Policy 1 – Outbuildings, Farm Buildings and Swimming Pools (LPP1)</i></p> | |
| SPP3.7 | <p>The lot is located within a bushfire prone area and proposes a vulnerable short stay land use, therefore it is assessed against SPP3.7 and the Bushfire Guidelines Element 5.</p> <p>A Bushfire Management Plan has been included with the application, the BMP assesses the proposal against Element 5 'Bed and Breakfast and Holiday House where the development is outside of a residential built out area'. The bushfire consultant has assessed the application against the wrong section of Element 5, so an assessment against the acceptable solutions for 'Other Short-term Accommodation – including cabins and chalets', has been completed below.</p> <p>A5.7 - Siting and Design A5.7c - The BAL rating for the Chalet is currently BAL-FZ, however with minimal vegetation modification BAL-29 can be achieved. The BMP states vegetation modification is not required to any remnant vegetation. The BMP demonstrates that a BAL-29 APZ can be maintained surrounding the chalet.</p> <p>A5.8.1 – Vehicular access all proposals A5.8.1b – Private driveway is longer than 70m, approx. 100m. And complies with Table 6, column 4. There is ample cleared land for a passing bay and a turnaround area in front of the chalet.</p> <p>A5.8.2 – Vehicular Access - for short term accommodation outside of residential built out area A5.8.2a - Karridale Close can be taken west to Caves Road which provides access north and south to two different destinations. Taken north provides access to the Margaret River township via Boodjidup Road, Railway Terrace and Wallcliffe Road. Caves Road taken south provides access to Augusta township via Chapman Road and Bussell Highway Alternatively, the public road network can be taken to other destinations, as directed by fire services in the event of a bushfire. A5.8.2b – All public roads are through roads.</p> <p>A5.9 Provision of Water A5.9b – 10,000L dedicated water tank required for fire fighting purposes. Not included in development application plans – apply condition of development application.</p> <p>The application complies with Element 5 of the Bushfire Guidelines for chalet accommodation.</p> |
| LPP1 – Outbuildings, Farm Buildings and Swimming Pools | <p>The proposal seeks a variation to acceptable development criteria AD1.13 for outbuildings in the Priority Agriculture zone.</p> <p>'Outbuildings are to be located behind the front of the dwelling'. The 110,000L water tank proposed for the chalet is located in front of the chalet. However the water tank is completely screened by existing vegetation from the road (Karridale Close) as the lot is a battleaxe property.</p> |

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| | Additional vegetation screening is required as part of this development application along a portion of the north eastern lot boundary to screen the water tank and chalet from view of the dwelling on the neighbouring lot. Additional vegetation screening is required surrounding the water tank/s to minimise any adverse visual impacts on neighbouring properties – apply condition of development approval. |
| Structure Plans and Local Development Plans (LDP's) | |
| Is the land in any Structure Plan Area or subject to a LDP? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Planning History | |
| P25251 – Dwelling and Farm Workers Cottage approved 23 June 2005 (Care Takers residence never constructed, is similar location to proposed chalet) | |
| Building Licenses | |
| BLD205399 – Dwelling approved 23/9/2005 | |
| BLD222006 – Rainwater Tank approved 10/1/2022 | |
| BLD222037 Shed approved 31/1/2022 | |
| Advertising/Agency Referrals | |
| Has the application been referred to adjoining landowners/agency? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A The application has been referred to government agency DFES and advertised to surrounding land owners within a 2km radius. |
| Has a submission been received by Council? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A No. received: 3x neighbour submissions received. |
| Details of Submission | Officer Comment |
| <p>Private Submission 1: Objection -Concerns about the location of the chalet being in close proximity to their house. Expressed frustrations about the chalet being located as far away from the land owner's existing dwelling, but close to their (the neighbour's) dwelling. - Have noise and privacy concerns. -Concerns about increased traffic on Karridale Close which is a single lane gravel road.</p> <p>Private Submission 2: Support -No comments included.</p> <p>Private Submission 3: Support -This proposal will not result in any negative impacts to the area and is consistent with the values of the area.</p> | <p>The applicant was provided with an opportunity to respond to the issues raised during the advertising period. The following response was received by the land owner:</p> <ul style="list-style-type: none"> I want to highlight that we have already initiated a planting program along the fence line, independent of the current project, and we are willing to extend it further. I would encourage the complainant to consider a similar approach on their side. Respecting the tranquillity of the countryside, I am mindful of noise concerns and can assure you that our property is well-positioned, minimising any potential disturbances to neighbours. In fact, we value the peaceful ambiance of the area and would not want to compromise it. Addressing concerns about road usage, it's essential to recognise that roads are meant to be used. We live alongside Caves Road, which experiences increased traffic during the summer months. This should not be a surprise to anyone familiar with the location. Regarding the location, it has been discussed multiple times with comprehensive explanations. Additionally, the property has received previous planning approval, information that was available for potential buyers to check before making their purchase. <p>Officers Comments: The owner was able to respond to each issue raised. The chalet is compliant with the lot boundary setbacks for the Priority Agriculture zone and is proposed to be located approximately 90m away from the nearest neighbouring dwelling. It is acknowledged that the owner has already initiated a planting program along the eastern fence line however, it would be beneficial to formalise this through a landscaping plan to implement native vegetation screening along the north eastern boundary and also vegetation screening surrounding the proposed water tank, to minimise the visual impact of the development to the affected surrounding land owner to the north east. – a landscaping plan is recommended as a condition of development approval.</p> <p>The chalet location is in a similar location to a Farm Workers Accommodation building which was approved by</p> |

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| | <p>the Shire on 23 June 2005 however never constructed (Planning approval P25251). The applicant has advised this site already has electricity available in this location for this purpose. The selected location is situated at one of the highest points on the property, ensuring resistance to flooding. The chosen location is screened from the road by existing remanent vegetation and implementation of a landscaping plan to the north east of the proposed chalet shall provide further screening.</p> <p>Increased traffic along Karridale Close will be minimal for a 2x bedroom chalet as the guest numbers will be limited to 4x people and applied as a condition of development approval.</p> |
| Agency Comments | Officer Comment |
| <p>DFES Comments:</p> <p>-Requires modifications to the vegetation classification of Plot 6 and Plot 4 of the BAL assessment submitted with the application.</p> <p>- Application does not comply with the intent of Vulnerable Tourism Land Uses.</p> <p>The development is on a lot that has, an extreme hazard to the West that, in the opinion of DFES, cannot be adequately managed. The development of a vulnerable land use at this location does not comply with the intent of Element 5 of the Guidelines.</p> <p>Furthermore, the singular vehicle access and evacuation routes travel towards and through the adjoining extreme hazard.</p> | <p>The applicant has arranged for the Bushfire consultant to amend the vegetation classification of Plot 4 from Class D scrub to Class A forrest, and has kept the vegetation classification of Plot 6 photo 11 the same as the driveway is a managed area of the site and clearly classified as excluded. I agree with the consultant and the relevant changes have been made top the BMP as requested by DFES. Changes are in Revision B of the BMP dated 11/12/2023. Condition of Development approval added to ensure BMP Version B shall be implemented on site prior to commencement of the chalet use.</p> <p>Although Caves Road is of extreme fire risk it does provide access to two different suitable destinations. DFES comments are noted but the application appears to comply with A5.8.2a of the Bushfire Guidelines.</p> |
| Internal Department Comments | Officer Comments |
| <p>Environmental Health Department Comments:</p> <p>-Property not connected to reticulated sewage or water.</p> <p>-Proposed standalone secondary treatment system for chalet.</p> <p>-Site restraints due to high water table.</p> <p>Recommended Conditions</p> <p>1.The proposal will require additional equipment for the onsite treatment and disposal of wastewater and shall be installed in accordance with the Health (Treatment of Sewage and Disposal of Effluent & Liquid Waste) Regulations 1974 and to the satisfaction of the Local Government/Department of Health prior to the use – an application is required. (EH)</p> <p>2.Onsite effluent disposal system shall have a minimum 1.2 metre vertical separation from highest known level of groundwater and shall not be constructed closer than 30 metres from any well, bore, stream, river or water course intended for consumption by humans (including non-perennial streams).(EH)</p> <p>Emergency Services (CESM) Comments:</p> <p>-Does not appear to comply with 5.5a, Caves road is not suitable for access as it directly abuts the source of hazard.</p> | <p>The site is low lying with a wetland located across most of the site. The proposed chalet location is slightly elevated compared to majority of the site. Recommended environmental health department conditions added to development approval.</p> <p>Although Caves Road is hazardous it does provide access to two different suitable destinations. CESM's comments are noted but the application appears to comply with 5.5a. 5.5a requires that public road access be provided in two different directions. Technically Karridale Close does not provide public road access in two directions, however it does provide access to Caves Road (which provides public access in two different directions) and Karridale Close complies with 5.5b.</p> <p>Vehicular Access is considered acceptable and complies with Element 5 of the Guidelines.</p> |
| Assessment of Application | |
| Is the land referred in the Heritage Inventory? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are there any Contributions applicable? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Are there any compliance issues in relation to existing development? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| R Codes | |
| Are R Codes applicable? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Local Planning Scheme No. 1 (LPS1) | |

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|--|--|--|-----------------------------|----------|
| Are the Development Standards (Schedule 9) applicable? | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| Development Standards (Schedule 9) | The proposed chalet location is assessed against the lot boundary setback requirements of Schedule 9 below: | | | |
| | | Required | Proposed | Complies |
| | Front (North) | 20m – treated as a side boundary setback as the property is a battleaxe lot | 30.142m | Complies |
| | Side (West) | 20m | 22.075m | Complies |
| | Side (East) | 20m | 53m | Complies |
| | Rear (South) | 20m | >20m | Complies |
| The proposed chalet location complies with the lot boundary setbacks for the priority agriculture zone. | | | | |
| The proposed water tank location is assessed against the lot boundary setback requirements of Schedule 9 below: | | | | |
| | Required | Proposed | Complies | |
| Front (North) | 20m – treated as a side boundary setback as the property is a battleaxe lot | 17m | Variation | |
| Side (West) | 20m | 42m | Complies | |
| Side (East) | 20m | 23m | Complies | |
| | Rear (South) | 20m | >20m | Complies |
| The proposed water tank location does not comply with the lot boundary setbacks for the priority agriculture zone and proposed a 3m variation to the acceptable front lot boundary setback. However, sufficient vegetation screening surrounding the water tank will minimise any adverse visual amenity impacts from surrounding land owners. The property is a battleaxe lot and the proposed water tank location cannot be viewed from the street or Caves Road. Condition of development approval has been applied to the development approval regarding submission of a landscaping plan to implement vegetation screening. | | | | |
| 4.16 - Development in the Priority Agriculture and General Agriculture Zone | <p><i>Clause 4.16.3 - Chalets, Cabins, Caravan Parks and Guest House Facilities in the Priority and General Agriculture Zones of LPS1 outlines the criteria for chalet development proposals.</i></p> <p>(b) The property is 7ha therefore a maximum of 2 chalets can be considered on the site. The 1x chalet proposal complies with this provision.</p> <p>(d) the chalet is location is not identified as class 1 or 2 soil that should be reserved for agriculture.</p> <p>(e) the chalet meets the definition of a Low Impact Tourist Development under the Scheme. It will not impact the existing rural activities on the site and operates incidentally to the primary use of the land which is animal grazing and vegetable production. The proposal results in the management of vegetation within the APZ surrounding the proposed chalet. No tree removal is required to achieve an acceptable BAL rating of BAL-29. The trees within the APZ can be managed in a low fuel state and comply with the requirements of the Guidelines for Planning in Bushfire Prone Areas. Therefore the retention of existing trees onsite will ensure the visual and rural character of the property will remain the same and will not be adversely affected. A condition of development approval has been added to include additional planting of native vegetation screening of species endemic to the area which will enhance the natural character of the lot.</p> | | | |
| Local Planning Strategy 2036 | | | | |
| The Shire's Local Planning Strategy 2036 identifies that the site is located within a Visual Management Control Area (Traffic Corridor - Caves Road). Therefore, development must not include zincalume or materials with a colour which has a solar absorbance rating less than or equal to 0.4. – condition of development approval added to restrict colours and materials to nonreflective. | | | | |
| Car Parking – Schedule 8 | | | | |
| LPS1 Requirement | Car Bays Required - <2> 1x bay for chalet and 1x visitor bay per 4 chalets | Car Bays Proposed - <2> | | |
| Dimensions | 2.5m x 5.5m | <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply | | |
| Turning Bay/Circles and vehicle manoeuvring | <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply | | | |
| Building Height | | | | |
| Scheme / Policy Requirement | Wall - 7m | Roof - 8m | | |
| State the proposed building height | Wall – 5.2m | <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply | | |
| | Roof – 5.7 | | | |

| Clause 67 | |
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| In the opinion of the officer, would approval of the planning consent be appropriate under Clause 67 of the Deemed Provisions of the Scheme? | |
| Officer Comment | Yes |
| In the opinion of the officer | |
| i. Are utility services available and adequate for the development? | No. The lot is not connected to reticulated water or sewer. A water tank and effluent disposal system are proposed to service the chalet. |
| ii. Has adequate provision been made for the landscaping and protection for any trees or other vegetation on the land? | Yes. As stated in the BMP, the APZ surrounding the chalet will not affect any remnant vegetation and only requires management of vegetation to BAL-29 standards. The trees within the APZ can be managed in a low fuel state and comply with the requirements of the Guidelines for Planning in Bushfire Prone Areas A condition of development approval has been applied to implement native vegetation screening along the north eastern boundary and surrounding the water tank to screen the development from the neighbouring lot to the north east. |
| iii. Has adequate provision been made for access for the development or facilities by disabled persons? | N/A |
| iv. Is development likely to cause detriment to the existing and likely future amenity of the neighbourhood? | No. A condition of development approval has been applied to implement native vegetation screening along the north eastern boundary and surrounding the water tank to screen the development from the neighbouring lot to the north east. |
| v. Is the development likely to comply with AS3959 at the building permit stage? | Yes. BAL-29 can be achieved for the chalet development. |
| Other Comments | |
| Any further comments in relation to the application? | |
| Officer Comment | Conditional Approval is recommended |

OFFICER RECOMMENDATION

That the Acting Coordinator Planning 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 the proposed Chalet at 14 (Lot 8) Karridale Close Karridale 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.

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| Plans and Specifications | P1 to P5 received by the Shire on the 22 September 2023, and P6 received on the 6 December 2023. |
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- 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.
- 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.
- The short stay use of the chalet shall not be occupied by more than four (4) people at any one time.
- This approval is for short stay accommodation only. This means accommodation by a person or group of people for a period of less than three (3) months in any one 12 month period. The chalets shall not be used for permanent residential purposes.
- The approved Bushfire Emergency Evacuation Plan shall be displayed in a conspicuous location within the chalet at all times.
- The accepted Bushfire Management Plan Revision B (prepared by Ecosystem Solutions and dated the 11 December 2023), shall be implemented on site prior to commencement of the chalet use and at all times thereafter.
- A minimum 10,000 litre water supply for firefighting purposes shall be provided in a separate tank on the subject site. Water tanks shall be installed prior to the occupation of the chalet and thereafter maintained. To enable standardisation of fire brigade access, each private domestic vessel (water tank) shall be fitted with a single 80mm female camlock fitting, maintained in a correct operating condition and adequately sign posted at all times at the property owners expense.

9. The Shire's Local Planning Strategy 2036 identifies that the site is located within a Visual Management Control Area. Therefore development must not include zincalume or materials with a colour which has a solar absorbance rating less than or equal to 0.4. Prior to lodging of a building permit for the development, a schedule of colours for the exterior building materials shall be submitted to the satisfaction of the Shire. The approved schedule of colours shall be implemented for the development from commencement of works and all times thereafter.
10. The proposal will require additional equipment for the onsite treatment and disposal of wastewater and shall be installed in accordance with the Health (Treatment of Sewage and Disposal of Effluent & Liquid Waste) Regulations 1974 and to the satisfaction of the Local Government/Department of Health prior to the use – an application is required. (EH)
11. Onsite effluent disposal system shall have a minimum 1.2 metre vertical separation from highest known level of groundwater and shall not be constructed closer than 30 metres from any well, bore, stream, river or water course intended for consumption by humans (including non-perennial streams).(EH)
12. Landscaping along a portion of the north eastern boundary of the property and surrounding the water tank/s, as shown on approved plan 'P6', shall be retained as visual privacy screening to the north eastern neighbouring dwelling. The landscaping must not be impacted by construction works and shall at all times be maintained and replanted as required and to the satisfaction of the Shire. Details of the landscaping shall be provided on the building permit plans.
13. Prior to lodging of a building permit application a Landscape Plan shall be prepared to the satisfaction of the Shire by a suitably qualified and/or experienced landscape consultant. The Landscape Plan shall be drawn to scale and show the following:
 - a) The location, name and mature heights of existing vegetation being retained, proposed trees, shrubs and ground covers on both the subject site and the adjoining street verge(s);
 - e) Detail the timing of planting.
14. Landscaping should utilise native plant species which naturally occur in the area (i.e. endemic plant species; local provenance plant stock). Please refer to the recommendations within the Cape to Cape Landcare Companion, available from the Shire.
15. Landscaping shall be implemented, in accordance with the approved Landscape Plan, prior to occupation/use of the development and shall be maintained at all times.

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.