

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 11 August 2020

ATTENDANCE

Matt Slocomb, Chris Wenman, Chris McAtee, Jason Heine

PLANNING APPLICATIONS RECEIVED

| Date Rec'd | Assess No. | Address | Proposal | DA No. |
|------------|----------------|--|---|---------|
| 06/08/2020 | A12875 | Lots (Stages 2A & 2B) 10347 & 10437 (Lot 2812 & Lot 2807) Bussell Highway, Witchcliffe | Local Development Plan - Family Lots, Groupie Lots and Cottage | P220444 |
| 06/08/2020 | A4818 | Lots 1024, 1025, 1026 Thompson Road, Forrest Grove | Subdivision | P220445 |
| 06/08/2020 | A3866 | 11117 (Lot 3) Bussell Highway, Forest Grove | Development & Change of Use (Chalets, Camping Ground, Restaurant, Reception Centre, Single Dwelling & Managers Residence) | P220446 |
| 07/08/2020 | A3906 | Unit 15/16 49 (Lot 66) Town View Terrace, Margaret River | Section 40 | P220447 |
| 10/08/2020 | A1648 | 7 (Lot 391) Wishart Road, Augusta | Holiday House (Renewal) | P220448 |
| 11/08/2020 | A12534 | 21 (Lot 47) Merrit Lane, Margaret River | Dwelling Additions (Retaining and Fill) | P220450 |
| 11/08/2020 | A4715 A1730 | 6 (Lot 44) Duggan Drive, Cowaramup | Home Business (Dressmaking Classes) | P220451 |
| 11/08/2020 | A3983 | 71 (Lot 9) Yates Road, Margaret River | Building Envelope Variation | P220452 |
| 12/08/2020 | A1532 | 150 (Lot 1) Bridgelands Road, Rose Glen | Reception Centre - Extension of Term | P220455 |
| 12/08/2020 | A381 | 6 (Lot 578) Layman Place, Augusta | Holiday House | P220456 |
| 12/08/2020 | A980 | 32 (Lot 2) Elva Street, Margaret River | Survey Strata | P220461 |

BUILDING LICENCE APPLICATIONS RECEIVED

| Date Rec'd | Assess No. | Address | Proposal | BLDG No. |
|------------|------------|---|---|----------|
| 06/08/2020 | A12987 | 11 Lot 21 Treeside Lane, Margaret River | Amendment to Retaining | 220330 |
| 06/08/2020 | A11951 | 10 Lot 202 Flitch Road, Karridale | Single Dwelling & 2 x Rainwater Tanks | 220331 |
| 06/08/2020 | A965 | 37 Lot 66 Mann Street, Margaret River | Patio | 220332 |
| 07/08/2020 | A3851 | 416 Lot 69 Kevill Road West, Margaret River | Shed | 220333 |
| 07/08/2020 | A1444 | 12534 Lot 2 Bussell Highway, Karridale | Shed | 220334 |
| 07/08/2020 | A12989 | 15 Lot 232 Treeside Lane, Margaret River | Two Storey Dwelling | 220335 |
| 07/08/2020 | A1084 | 6 Cygnet Crescent, Augusta | Alterations and Additions to Existing Dwelling | 220336 |
| 10/08/2020 | A9045 | 5A The Grove, Margaret River | Shed and Deck | 220337 |
| 10/08/2020 | A1766 | 3 Lot 42 Dawson Terrace, Augusta | Two Storey Dwelling | 220338 |
| 11/08/2020 | A8506 | 3 Lot 552 Devon Drive, Margaret River | Rainwater Tank | 220339 |
| 11/08/2020 | A4889 | 12 Lot 293 Flora Grove, Molloy Island | Garage and Bathroom | 220340 |
| 11/08/2020 | A6117 | 4 Lot 11 Nebbiolo Place, Margaret River | Single Dwelling | 220341 |
| 11/08/2020 | A12912 | 36 Lot 16 Sprigg Road, Witchcliffe | Single Dwelling, Carport, Shed and Rainwater Tank | 220342 |
| 11/08/2020 | A1099 | 1 Lot 30 Osborne Street, Gracetown | Alterations and Additions to Existing Dwelling | 220343 |
| 11/08/2020 | A3376 | 7 Lot 521 Wilkes Road, Margaret River | Rainwater Tank | 220345 |
| 12/08/2020 | A12191 | 6 Lot 16 Copse Way, Cowaramup | Shed | 220346 |

SUBDIVISIONS DETERMINED

| Date Rec'd | Assess No. | DA No. | Address | Description of Matter | Recommendation |
|------------|------------|---------|--|-----------------------|----------------|
| 17/06/2020 | A12403 | P220312 | Lot 9001 Brockman Highway, Karridale | Subdivision | Not Supported |
| 07/07/2020 | A8753 | P220367 | 6 (Lot 131) Sheoak Place, Cowaramup | Subdivision | Supported |
| 14/07/2020 | A811 | P220392 | 65 (Lot 18) Townview Terrace, Margaret River | Subdivision | Supported |

LEVEL 1 APPLICATIONS determined under delegation

| Date Rec'd | Officer | Address | Proposal | Outcome | DA No. |
|------------|---------------|--|---|-----------|---------|
| 29/05/2020 | Lezia Sandon | 25 (Lot 226) The Greenway, Margaret River | Bed & Breakfast | Approved | P220286 |
| 17/06/2020 | Lezia Sandon | 22 (Lot 46) Freycinet Way, Gnarabup | Holiday House | Approved | P220310 |
| 18/06/2020 | Devin Moltoni | 1 (Lot 11) Hogan Place, Witchcliffe | Outbuilding (Setback Variation) | Approved | P220314 |
| 19/06/2020 | Lara Hoole | 10 (Lot 86) Georgette Way, Prevelly | Single Dwelling (Alterations & Additions) | Cancelled | P220319 |
| 22/06/2020 | Lucy Gouws | 11 (Lot 222) Wise Road, Margaret River | Family Day Care - (Renewal) | Approved | P220325 |
| 29/06/2020 | Lucy Gouws | 90 (Lot 5) Sabina Drive, Molloy Island | Dwelling Addition (Patio) | Approved | P220345 |
| 01/07/2020 | Devin Moltoni | 3 (Lot 522) Devon Drive, Margaret River | Building Envelope Variation (Development Outside) | Approved | P220350 |
| 08/07/2020 | Lara Hoole | 87 (Lot 383) Brookfield Avenue, Margaret River | Single Dwelling | Cancelled | P220373 |
| 16/07/2020 | Devin Moltoni | 6 (Lot 314) Heppingstone View, Augusta | Dwelling Additions - Retaining Wall | Approved | P220393 |
| 24/07/2020 | Lezia Sandon | 24 / 34 (Lot 16) Wilderness Road, Margaret River | Building Envelope Variation (Carport) | Approved | P220416 |
| 27/07/2020 | Lezia Sandon | 9 (Lot 602) Grosse Road, Hamelin Bay | Additions & Cafe | Cancelled | P220421 |
| 05/08/2020 | Matt Slocomb | 50 (Lot 2) Le Souef Street, Margaret River | Parking Food Van | Cancelled | P220443 |

LEVEL 2 APPLICATIONS for determination

| Date Rec'd | Officer | Address | Proposal | Outcome of DAU Meeting | DA No. |
|------------|---------------|---|-----------------------|--------------------------|---------|
| 7/01/2020 | Lara Hoole | 39 (Lot 21) Isaacs Road, Margaret River | Holiday House (Large) | Item referred to Council | P220006 |
| 20/12/2020 | Devin Moltoni | Unit 2 25 (Lot 34) Riedle Drive, Gnarabup | Dwelling additions | Approved | P219812 |

MANAGEMENT OF VEGETATION ON SHIRE RESERVES

Nil

LOCAL LAW PERMITS

Nil

OTHER APPLICATIONS determined under delegation

Nil

ELECTED MEMBERS ATTENTION

Nil

CLOSURE OF MEETING



DEVELOPMENT APPLICATION ASSESSMENT (DAU)
Report to Manager Planning and Development Services

Proposed Dwelling Additions at
Unit 2 25 (Lot 34) Riedle Drive Gnarabup

Major (Level 2)

P219812; PTY/6639

REPORTING OFFICER : Devin Moltoni / Lucy Gouws
DISCLOSURE OF INTEREST : Nil

| General Information | |
|----------------------------------|---|
| Lot Area | 1045m ² |
| Zone | Residential R17.5 |
| Proposed Development | <p>Planning approval is sought for various additions, alterations to the existing dwelling. The application presents some minor variations to the R-Codes which includes:</p> <ul style="list-style-type: none"> - Reduced front setback for a garage and - Garage built on the boundary (east). <p>During the assessment of the application the proposal has been significantly reduced to address concerns raised by both Shire staff and through the consultation. These changes include:</p> <ul style="list-style-type: none"> - Removal of the additions to the south western boundary, - Removal of the second crossover, and - Trees are no longer required to be removed. |
| Permissible Use Class | Additions to 'P' use. |
| Heritage/Aboriginal Sites | No |
| Encumbrance | Interests on strata plan. Not impacted. |
| Date Received | 20/12/2019 |



| Policy Requirements | |
|---|---|
| Is the land or proposal referred to in any Council Policy? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Structure Plans and Local Development Plans (LDP's) | |
| Is the land in any Structure Plan Area or subject to a LDP? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, state the Policy/Policies | Gnarabup Beach Structure Plan |
| Officer Comment | The Gnarabup Beach Structure Plan indicates zoning for the subject site but does not have any other relevant provisions or implications. |
| 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 |
| Has a submission been received by Council? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A No. received: 2 objections from a single affected property. |
| Details of Submission | Officer Comment |

| | | | |
|--|--|--|--|
| Two (2) objections were received to the original proposal. The concerns were in relation to the overall size of the development, removal of trees, and the variations to the R-Codes. | | It is noted that a considerable number of minor variations to the Residential Design Codes are proposed. No individual variation is considered significant and expected to impact on the amenity of surrounding landowners or the streetscape. The overall intensity of the development is considered reasonable for the small lot. The removal of the small peppermint trees in the road reserve has been reviewed by the Shire Infrastructure and Environmental services and has been considered acceptable. | |
| | | There are a number of variations proposed to Rcodes, but each is considered minor. As each variation is minor, each variation is not expected to impact on the amenity of the area. An increased development intensity on smaller lots is considered appropriate. This consideration aligns with the intents of the Rcodes which prescribe greater density allowances for smaller lots compared to larger lots. It is also considered that the Rcodes provide that variations to deemed-to-comply standards may be approved based on the merits of the proposal. | |
| | | No short stay use is proposed within this application. If approval is granted for the proposed development it will not relate to any short stay use. Therefore, any intended short stay use would be required to be addressed through a separate planning approval. | |
| Internal Department Comments | | Officer Comments | |
| The original application was referred to the Infrastructure Services for the second crossover and removal of street trees. This is no longer a consideration as the revised application no longer includes these components. | | Noted. | |
| 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 checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Design Element | Policy / R Codes | Provided | Officer comment |
| Front Setback | 6.5 | 6.5 | Complies |
| East Side Setback | 1.5m | 0m | Variation |
| West Side Setback | 1m | 3m | Complies |
| Rear Setback (All Walls) | 1m | 1.3m | Complies |
| Garage/Carport Setback | 4.5m | 2.5m | Variation |
| Driveway Width (driveway 1 to garage) | 6m | 6m | Complies |
| Garage Width | <50% of frontage | <50% | Complies |
| Outdoor Living Area | 36m ² | >36m ² | Complies |
| Open Space Requirement | 50% | 57.3% | |
| Upgrade Landscaping | <input type="checkbox"/> Required | <input checked="" type="checkbox"/> Not Required | |
| Overlooking | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| Street surveillance | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | |
| Street Walls and Fences | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| Overshadowing | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| Other Variations | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | |
| Officer's Comments against performance criteria | <p>The garage will be located from 2.5m – 3m from the front boundary. The house benefits from a large verge, over 7m wide. The large expanse of verge reduces the impact of reduce setback for the garage. There is not considered to be an impact to the streetscape.</p> <p>The variation for the side (eastern) boundary is considered minor. The variation is not expected to cause detriment to the amenity of the adjoining neighbour who is located on significantly higher ground level. It is considered to have a low building bulk and will not impact solar access and will not result in a loss of privacy.</p> | | |
| Development Standards (Schedule 9) | | | |
| Are the development Standards applicable? | | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Car Parking | | | |
| LPS1 / R Codes Requirement | Car Bays Required - 2 | Car Bays Proposed - 2 | |

| | | | |
|--|--|--|--|
| Dimensions | | 2.5 x 5.5m | <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply |
| Turning Bay/Circles and vehicle maneuvering | | <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply | |
| Disabled Bays | | Disabled Bays – N/A | <input type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply |
| Officer Comment | Parking requirements are met. | | |
| Building Height | | | |
| Scheme / Policy Requirement | | Wall - 7m | Roof - 8m |
| State the proposed building height | | Wall -2.8 m Roof -3.3 m | <input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply |
| Officer Comment | Complies. | | |
| Clause 67 | | | |
| 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. Approval is required for the development being situated within Special Control Area and due to the proposed variations to the Rcodes. | | |
| In the opinion of the officer | | | |
| i. Are utility services available and adequate for the development? | Yes | | |
| i. Has adequate provision been made for the landscaping and protection for any trees or other vegetation on the land? | Only minor pruning of the trees is required. | | |
| ii. Has adequate provision been made for access for the development or facilities by disabled persons? | N/A | | |
| iii. Is development likely to cause detriment to the existing and likely future amenity of the neighbourhood? | No | | |
| iv. Is the development likely to comply with AS3959 at the building permit stage? | Yes, and will be assessed at the building license stage. | | |
| Other Comments | | | |
| Any further comments in relation to the application? | | | |
| Officer Comment | Conditional approval is recommended. | | |

OFFICER RECOMMENDATION

That the Manager of Planning and Development Services GRANTS Planning Consent under Delegated Authority Instrument No. 16 pursuant to Clause 68(2) of the Deemed Provisions of Local Planning Scheme No. 1 for Dwelling Additions at 2/25 (Lot 34) Riedle Drive Gnarabup 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.

| | |
|--------------------------|--|
| Plans and Specifications | P2- P8 received by the Shire on the 11 August 2020 |
|--------------------------|--|

- 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.
- All stormwater and drainage run-off from the development shall be contained within the lot boundaries or disposed offsite by an approved connection to the Shire's drainage system which is to be installed prior to occupation in accordance with the Shire of Augusta Margaret River Standards & Specifications.
- The wall on the boundary shall be finished to the satisfaction of the adjoining landowner, or in the case of a dispute to the satisfaction of the Shire, prior to occupation.
- Works are prohibited within the road reserve including any pruning or clearing of vegetation without prior written approval from the Shires Infrastructure Services.

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.