

# DEVELOPMENT ASSESSMENT UNIT

## Minutes of the Development Assessment Unit Shire of Augusta Margaret River On 13 October 2015

### ATTENDANCE

Johan Pienaar, Chris Wenman, Lara Hoole, Kim Nolan, Jason Heine

### APOLOGIES

### CONFIRMATION OF MINUTES

Minutes of meeting dated 6 October 2015 confirmed as correct.

### PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
05/10/2015	A828	25 (Lot 27) Blackwood Avenue, Augusta	Holiday House	P215468
07/10/2015	A8212	46 (Lot 301) Brotherton Place, Margaret River	Holiday House	P215469
05/10/2015	A4590	4 (Lot 108) Wise Road, Margaret River	Subdivision	P215470
07/10/2015	A7944	75 (Lot 102) Baudin Drive, Gnarabup	Dwelling Additions (Water Tank)	P215471
05/10/2015	A8267	2 (Lot 160) Bottlebrush Drive, Margaret River	Holiday House	P215472
07/10/2015	A6588	6 (Lot 7) Cypress Avenue, Margaret River	Holiday House (Large)	P215473
06/10/2015	A7328	88 (Lot 75) Colyer Drive, Hamelin Bay	Holiday House (Large)	P215474
06/10/2015	A6464	9 (Lot 232) Bandicoot Close, Gnarabup	Holiday House	P215475
06/10/2015	A5725	65 (Lot 191) Marmaduke Point Drive, Gnarabup	Holiday House (Large)	P215476
06/10/2015	A9644	18 (Lot 847) Kingfisher Loop, Margaret River	Home Occupation	P215477
07/10/2015	A1335	29 (Lot 70) Georgette Road, Gracetown	Holiday House	P215479
08/10/2015	A8578	Unit 4/14 (Lot 4) Fearn Avenue, Margaret River	Change in Use to Office	P215480
08/10/2015	A2055	15 (Lot 77) Georgette Road, Gracetown	Holiday House (Large)	P215481
08/10/2015	A5612	20 (Lot 7) Claret Ash Court, Gracetown	Outbuilding (Shed)	P215482
08/10/2015	A8973	50 (Lot 244) Westringia Loop, Margaret River	Dwelling (Retaining Wall)	P215483
08/10/2015	A9223	14 (Lot 59) Timber Court, Cowaramup	Land Clearing	P215484
09/10/2015	A7555	23 (Lot 375) Percheron Place, Margaret River	Building Envelope Variation	P215485
09/10/2015	A5232	83 (Lot 16) Coppin Grove, Redgate	Holiday House (Large)	P215486
09/10/2015	A6453	10 (Lot 6) Chuditch Place, Gnarabup	Holiday House	P215487

### BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
05/10/2015	A9368	10 (Lot 46) Island Drive, Augusta	Patio	215439
05/10/2015	A778	43 (Lot 87) Bussell Highway, Augusta	Patio	215440
05/10/2015	A9543	8 (Lot 304) Wandoo Place, Cowaramup	Dwelling	215441
05/10/2015	A638	15 (Lot 99) Ryans Road, Margaret River	Dwelling	215442
06/10/2015	A11325	10 (Lot 68) Bronzewing Place, Augusta	Dwelling	215443
06/10/2015	A4163	24 (Lot 17) Merchant Street, Margaret River	Shed	215444
06/10/2015	A9687	12 (Lot 292) Sandalwood Drive, Margaret River	Dwelling	215445
08/10/2015	A7145	8 (Lot 218) Hunt Court, Margaret River	Shed	215446
08/10/2015	A3463	34 (Lot 591) Turner Street, Augusta	Dwelling Additions and Alterations to Existing Dwelling	215448
09/10/2015	A9734	89 (Lot 382) Brookfield Avenue, Margaret River	Dwelling	215449
09/10/2015	A11932	14 (Lot 260) Noreuil Circuit, Cowaramup	New Dwelling	215450
09/10/2015	A11884	Lot 223 Alferink Crescent, Margaret River	Dwelling	215451
09/10/2015	A9212	Lot 48 Tinglewood Court, Cowaramup	Dwelling	215452

### SUBDIVISIONS DETERMINED

Date Rec'd	Officer	DA No.	Address	Description of Matter	Recommendation
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### LEVEL 1 APPLICATIONS DETERMINED BY DIRECTOR

Date Rec'd	Officer	Address	Proposal	Determination	DA No.
12/10/2015	Angela Satre	43 (Lot 2) Bessell Road, Rosa Glen	Section 40	Approved	P215346
09/10/2015	Lara Hoole	31 (Lot 64) Karri Loop, Margaret River	Holiday House	Approved	P215358
09/10/2015	Lara Hoole	65 (Lot 122) Woodland Drive, Margaret River	Holiday House (Large) Renewal	Approved	P215359
09/10/2015	Lucy Gouws	1 (Lot 27) Stirling Street, Augusta	Holiday House	Approved	P215414
09/10/2015	Lucy Gouws	60 (Lot 1) Bussell Highway, Cowaramup	Signage - Ancillary to Service Station	Approved	P215428
09/10/2015	Jared Drummond	16 ( Lot 580) Jansonia Avenue, Margaret River	Dwelling	Approved	P215438
09/10/2015	Lucy Gouws	57 (Lot 311) Gardiner Road, Cowaramup	Farm Building	Approved	P215453
12/10/2015	Johan Pienaar	75 (Lot 102) Baudin Drive, Gnarabup	Dwelling Additions (Water Tank)	Approved	P215471
12/10/2015	Jared Drummond	14 (Lot 59) Timber Court, Cowaramup	Land Clearing	Approved	P215484

### LEVEL 2 APPLICATIONS FOR DETERMINATION BY DPDS

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
20/08/2015	AS/JP	Lot 8 Honeytree Grove, Cowaramup	Dwelling	Approve	P215384
21/07/2015	LH	13 (Lot 147) Grunters Way, Gnarabup	Dwelling	Defer as amended plans will be provided	P215331

### LOCAL LAW PERMITS

Date Rec'd	Officer	Address	Proposal	Determination	DA No.

### OTHER APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Determination	DA No.
15/10/2015	Lucy Gouws	144 (Lot 4) Bussell Highway, Margaret River	Subdivision	Support	P215435

### COMPLIANCE

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.

### ELECTED MEMBERS ATTENTION

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.

### CLOSURE OF MEETING





**DEVELOPMENT APPLICATION ASSESSMENT (DAU)  
Report to Manager Planning Services**

Proposed Dwelling at 6 (Lot 8) Honeytree Grove Cowaramup

**Major (Level 2)**

**P215384; PTY/9173**

REPORTING OFFICER : **Angela Satre/Johan Pienaar**  
DISCLOSURE OF INTEREST : **Nil**

General Information	
Lot Area	2053m2
Zone	Residential R5
Proposed Development	Single storey dwelling which generates a requirement for planning for a proposed 2.5m side setback which varies the 5m side setback guideline under LPS1.  The finished floor level (FFL) of the dwelling exceeds 500mm above natural ground level (NGL). A visual screen is proposed along a portion of the eastern boundary to address overlooking onto the adjoining property from the north facing living area.
Permissible Use Class	'P' permitted subject to approval
Heritage/Aboriginal Sites	No
Encumbrance	Covenant & notification
Date Received	20/08/2015





<b>Policy Requirements</b>		
Is the land or proposal referred to in any Council Policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Structure Plans and Local Development Plans (DAP)</b>		
Is the land in any Structure Plan Area or subject to a DAP? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
If yes, state the Policy/Policies      Cowaramup Village Development Concept Plan		
Officer Comment	The plan provides a density code for development of the site and there are no other implications arising from the plan to the development.	
<b>Advertising/Agency Referrals</b>		
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	
Have agency or authority comments been received?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
<b>Name</b>	<b>Nature of Submission</b>	<b>Officer Comment</b>
Submission 1 (Object)	Concerned about the portion of fence that will be added to an existing fence. Screening plans exist and there is no need to add any further fencing. There is also no indication as to what materials will be used. There are other ways to address overlooking.	The main concern of the neighbours is the propped short fence to address potential overlooking onto an adjoining property. The adjoining land owner has raised his FFL to more than 500mm above NGL and has planted a hedge to address potential overlooking onto the subject property. This hedge will mostly address overlooking. To ensure there is no need for any additional screening amended plans were submitted reducing the FFL of the proposed dwelling to a height which would not exceed 500mm above NGL.
Submission 2 (object)	Object to the building of a portion of fence 2.4m high for screening. There is already a 900mm high post and wire fence build in accordance with the Parkwater covenants. There is existing vegetation (hedge) that provides screening. Any fencing should be in accordance with the Parkwater Covenants.	The proposed setback from the side boundaries is was not raised as a major issue in the submission. The aerial maps in this report confirms that the dwellings on the adjoining lots were approved closed to the boundary compared to the subject proposal.

Has the application been referred to internal departments?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<b>Assessment of Application</b>				
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	
<b>R Codes</b>				
Are R Codes applicable?		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<b>Design Element</b>	<b>Policy / R Codes Req</b>	<b>Provided</b>	<b>Officer comment</b>	
<b>Front Setback</b>	12m	11.5m	Complies under averaging provisions	
<b>Sides Setback</b>	5.0m	2.5m & 4.63m	Variation under LPS1 clause 5.5	
<b>Rear Setback</b>	6.0m	Complies		
<b>Driveway Width</b>	6.0m	6.0m	complies	
<b>Open Space Requirement</b>	60%	85.9%	complies	
<b>Upgrade Landscaping</b>	<input type="checkbox"/> Required	<input checked="" type="checkbox"/> Not Required		
<b>Overlooking</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <b>Amended plans were submitted with a reduced FFL of 10.5. This adequately addresses potential overlooking issues onto the adjoining property to the east. There are no overlooking concerns onto the property to the west.</b>		
<b>Street surveillance</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
<b>Street Walls and Fences</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<b>Overshadowing</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		
<b>Energy efficiency/solar access</b>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		
<b>Officer's Comments against performance criteria</b>	Clause 5.5 – the proposed variation to the 5.0m side setback has been referred to neighbours with no objections. The variation is not considered to be adverse to the amenity of the area given the dwelling is single storey and otherwise has considerable setbacks to the front and rear of the site. The variation is considered acceptable and is consistent with the side boundary setbacks approved on the adjoining lots. The proposed setback variations are supported.			
<b>Development Standards (Schedule 13)</b>				
Are the development Standards applicable?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
<b>Car Parking</b>				
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 manoeuvring	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply			
<b>Building Height</b>				
Scheme / Policy Requirement	Wall - 7 m	Roof - 8m		
State the proposed building height	Wall – 3.4m	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply		
	Roof – 5.5m			
<b>Clause 10.2</b>				
A. In the opinion of the officer, would approval of the planning consent be appropriate under Clause 10.2 of the Scheme?				
<b>Officer Comment</b>	Yes			
B. In the opinion of the officer:				
i. Are utility services available and adequate for the development?				Yes
ii. Has adequate provision been made for the landscaping and protection for any trees or other vegetation on the land?				Yes
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
v. Is the development likely to comply with AS3959 at the building permit stage?				Yes
<b>Other Comments</b>				
Any further comments in relation to the application?				
<b>Officer Comment</b>	The proposal was amended to address overlooking to the adjoining eastern neighbour. This eliminates the need for a fence (privacy screen) on the boundary, which the neighbours objected to. Conditional approval is recommended.			

**OFFICER RECOMMENDATION**

**That the Manager of Planning and Development Services GRANTS Planning Consent under Delegated Authority Instrument No. 20 pursuant to Clause 10.3 of Local Planning Scheme No. 1 for the Dwelling at 6 (Lot 8) Honeytree Grove, Cowaramup 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 received at the Shire on 8 October 2015; and P2 and P3 received at the Shire offices on 20 August 2015.
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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. (P)
3. 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 in accordance with the Shire of Augusta-Margaret River Standards & Specifications. (I)

**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 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.