

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 29 September 2020

ATTENDANCE: Angela Satre, Jason Heine & Chris McAtee

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
24/09/2020	A6984	10 (Lot 33) Ellen Place, Margaret River	Holiday House (Renewal)	P220586
24/09/2020	A7944	75 (Lot 102) Baudin Drive Gnarabup	Dwelling (Fence Addition)	P220587
24/09/2020	A841	82 (Lot 22) Blackwood Avenue, Augusta	Restaurant	P220588
24/09/2020	A4018	20 (Lot 22) Mallee Fowl Way, Margaret River	Holiday House (Renewal)	P220589
24/09/2020	A6588	6 (Lot 7) Cypress Avenue, Margaret River	Holiday House Large (Renewal)	P220590
24/09/2020	A2200	73 (Lot 5) Bussell Highway, Margaret River	Restaurant - Alfresco Dining	P220591
24/09/2020	A2200	73 Bussell Highway, Margaret River	Section 40	P220592
24/09/2020	A1016	252 (Lot 4040) Kudardup Road, Kudardup	Dwelling (Outbuilding Addition)	P220593
25/09/2020	A10244	24 (Lot 533) Village Green, Margaret River	Home Business (Beauty Therapy)	P220595
25/09/2020	A2051	2 (Lot 2) Matthews Road, Augusta	Subdivision	P220596
29/09/2020	A12546	2 (lot 59) Cercis Way, Margaret River	Dwelling	P220597
29/09/2020	A10929	15 (Lot 161) Pollock Lane, Margaret River	Bed and Breakfast	P220598
29/09/2020	A4011	53 (Lot 722) Trinder Drive, Margaret River	Agriculture Intensive (Farm Building)	P220599
30/09/2020	A12729	11 (Lot 361) Winton Street, Margaret River	Dwelling	P220600
30/09/2020	A4623	20 (Lot 41) Karri Loop, Margaret River	Bed and Breakfast (Renewal)	P220601
30/09/2020	A7073	107 (Lot 127) Horseford Road, Burnside	Section 40	P220602
30/09/2020	A12097	Lot 32 Eucalyptus Court, Margaret River	Building Envelope Variation	P220604
30/09/2020	A6408	Unit 10, 20 (Lot 10) Riedle Drive, Gnarabup	Holiday House (Renewal)	P220605

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
24/09/2020	A11634	16 (Lot 1032) Ridgeview Close, Margaret River	Single Dwelling	220439
25/09/2020	A8846	31 (Lot 204) Bottlebrush Drive, Margaret River	Shed	220440
25/09/2020	A12829	4 (Lot 225) Warru Way, Witchcliffe	Single Dwelling	220441
25/09/2020	A9735	87 (Lot 383) Brookfield Avenue, Margaret River	Single Dwelling	220442
27/09/2020	A8455	6 (Lot 604) Homestead Way, Margaret River	Single Dwelling	220438
29/09/2020	A11858	6 (Lot 24) Knox Place, Witchcliffe	Single Dwelling & Rainwater Tank	220444
29/09/2020	A12190	8 (Lot 15) Copse Way, Cowaramup	Shed	220445
29/09/2020	A12841	75 (Lot 237) McDermott Parade, Witchcliffe	Single Dwelling & Rainwater Tank	220446
30/09/2020	A9529	498 (Lot 2227) Holben Road, Treeton	3x Rainwater Tanks	220447
30/09/2020	A9426	7 (Lot 149) Mulberry Mews, Cowaramup	Two Storey Dwelling	220448
30/09/2020	A12828	5 (Lot 224) Warru Way, Witchcliffe	Shed	220449
30/09/2020	A12539	31 (Lot 52) Merrit Lane, Margaret River	Single Dwelling	220450
30/09/2020	A12256	3 (Lot 26) Cassia Way, Margaret River	Patio	220451

SUBDIVISIONS DETERMINED

Date Rec'd	Assess No.	DA No.	Address	Description of Matter	Recommendation
10/03/2015	A6991	P215100	Lot 32 (formerly Lot 3) Darch Road, Margaret River	Subdivision	Support

LEVEL 1 APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
25/09/2019	Lezia Sandon	9 (Lot 7) Station Road, Margaret River	Grouped Dwellings	Cancelled	P219587
04/08/2020	Lezia Sandon	6 (Lot 24) Knox Place, Witchcliffe	Dwelling Additions (Outbuilding & Water Tank Outside Building Envelope)	Approved	P220436
07/08/2020	Matt Slocomb	Unit 15/16 49 (Lot 66) Town View Terrace, Margaret River	Section 40	Approved	P220447
13/08/2020	Lucy Gouws	186 (Lot 2) Saunders Road, Cowaramup	Additions - Maintenance Building	Approved	P220460
17/08/2020	Lezia Sandon	7 (Lot 78) Greenwood Avenue, Margaret River	Dwelling Addition (Outbuilding)	Approved	P220469
27/08/2020	Lucy Gouws	5 (Lot 101) Waverley Road, Cowaramup	Child Care Centre - Additions	Approved	P220491
03/09/2020	Lezia Sandon	22 (Lot 82) Holly Place, Cowaramup	Dwelling (Deck Addition)	Approved	P220504
10/09/2020	Angela Satre	17 (Lot 116) McLeod Place, Margaret River	Bed & Breakfast Renewal	Approved	P220529
15/09/2020	Lucy Gouws	16A (Lot 5) Holben Road, Cowaramup	Rural Industry (Commercial Kitchen Extension)	Approved	P220549
15/09/2020	Angela Satre	91 (Lot 63) Darnell Road, Rosa Brook	Farm Building / Hay Shed	Approved	P220554
16/09/2020	Lara Hoole	5 (Lot 224) Warru Way, Witchcliffe	Dwelling Additions (Outbuilding - Shed)	Cancelled	P220559

LEVEL 2 APPLICATIONS for determination

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
24/08/2020	Angela Satre	15 (Lot 13) Timor Place, Margaret River	Outbuilding addition to existing Dwelling	Conditional Approval	P220482

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 (Outbuilding Addition) at 15 (Lot 13) Timor Place, Margaret River

Major (Level 2)

P220482; PTY/3820

REPORTING OFFICER : **Angela Satre**
 DISCLOSURE OF INTEREST : **Nil**

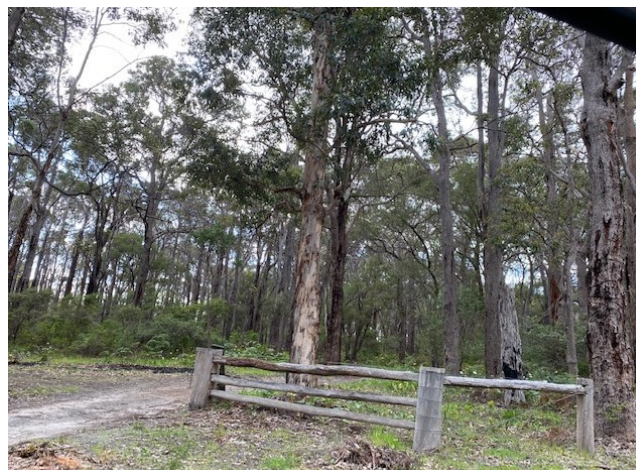
General Information	
Lot Area	3ha
Zone	Rural Residential
Proposed Development	Outbuilding: <ul style="list-style-type: none"> • 155m² floor area (varies the 80m² floor area guideline under LPP1); • 4.99m ridge height (varies 4.5m height guideline under LPP1); & • 3.65m wall height (varied 3.5m guideline under LPP1).
Permissible Use Class	P – permitted where ancillary to a dwelling
Heritage/Aboriginal Sites	Nil
Encumbrance	Nil
Date Received	24/08/2020



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	<i>Local Planning Policy 1 – Outbuildings, Farm Buildings & Swimming Pools (LPP1)</i>
Officer Comment	<p>The proposal involves variations to the provisions of LPP1 as follows:</p> <ul style="list-style-type: none"> • The proposed shed would have a floor area of 155m² which varies the 80m² guideline for sheds in the Rural Residential zone; • The proposed shed would have a 4.99m ridge height which varies the 4.5m height guideline provided under LPP1; and • The proposed shed would have a 3.65m wall height which is a variation to the 3.5m wall height guideline under LPP1. <p>The variations are assessed against the performance criteria of LPP1 as follows:</p> <p><i>PC1.1 Outbuildings that are/can be adequately screened from view, or are otherwise an appropriate form and scale, and in an appropriate location, consistent with the visual management guidelines of the Local Planning Strategy.</i></p>

The shed would be screened by mature vegetation on all boundaries. In spite of the variation to the ridge height proposed, the structure would be lower in height than the height of the surrounding trees which are approximately 12m high (refer to site photo below).

Photo 1: 15 Timor Place



It is also noted that the dwelling on site does not contain a garage or carport, therefore pursuant to the provisions of LPP1, the assessable size of the shed is reduced by 45m² to 110m². This effectively reduces the extent of the floor area variation sought. Although the size of the shed is large, it is not out of keeping for the size of the site and the pattern of shed development in the locality.

PC1.2 Outbuildings constructed of colours and materials that complement the landscape and/or the amenity of the surrounding area.

The shed is proposed in 'woodland grey', consistent with the colours in the landscape.

PC1.3 Outbuildings that will not have an adverse impact to or detract from the streetscape or amenity of neighbouring properties.

The shed would not be visible from outside the site due to significant vegetation screening. The shed would be setback 32m from the closest lot boundary and at least 100m from the closest neighbouring dwelling. The setback area to all boundaries is densely vegetated. The shed would not be visible from the street. The proposal will not be adverse to the streetscape or amenity of neighbouring properties in spite of the variations proposed.

PC1.4 Outbuildings that, where practical, are grouped with the residence to limit potential adverse visual impacts.

The shed would be located within 6m of the existing dwelling and is suitably located within the building envelope.

The proposal meets the performance criteria under LPP1 in spite of the variations proposed.

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	
Approved dwelling exists on site.	
Advertising/Agency Referrals	
Has the application been referred to adjoining landowners/agency?	<input 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: One objection
Details of Objection	Officer Comment
<ul style="list-style-type: none"> Proposal exceeds size guideline for the area. Structure is too close to the common boundary & would be 7m from the adjoining boundary. A 60m setback from the boundary should be applied. Potential for noise disturbance. 	<p>The proposal meets the performance criteria under LPP1. The setback of the structure from the boundary would be 32m which complies with Scheme 10m side setback standard.</p>

<ul style="list-style-type: none"> Adverse visual impact. 	<p>While the proposal does involve a significant variation to the floor area guideline under LPP1, the size of the shed is not out of keeping with expectations for lots of this size and for the pattern of existing development in the area.</p> <p>The expected noise is no greater than anticipated for the usual residential use of a shed.</p> <p>While the concern is noted, the issues raised do not warrant variation to the proposal in this case.</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
Development Standards (Schedule 9)		
Are the development Standards applicable?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
	The proposal complies with setback standards under Schedule 9 for the zone (30m from the front & rear boundary and 10m from the side boundary).	
Building Height		
Scheme Requirement	Wall - 7m	Roof - 8m
State the proposed building height	Wall – 3.65m Roof – 4.9m	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply
Officer Comment	The structure meets Scheme requirements in relation to building height.	
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	
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?	Yes	
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 – nonreflective colours proposed.	
iv. Is the development likely to comply with AS3959 at the building permit stage?	n/a	
Other Comments		
Any further comments in relation to the application?		
Officer Comment	Conditional approval is recommended.	

OFFICER RECOMMENDATION

That the Statutory Planning Coordinator **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 (Outbuilding Addition) at 15 (Lot 13) at Timor Place, Margaret River 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	P1 – P2 received at the Shire on 24 August 2020.
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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.
- 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 outbuilding(s) shall be used solely for purposes incidental and ancillary to the authorised use of the land.
- The outbuilding shall not be used for human habitation.

6. The construction of the outbuilding is only permitted when a dwelling exists, or when an approved dwelling is under construction, on the same lot. A building permit for the outbuilding must be issued with, or after, a building permit has been issued for a dwelling on the site.
7. The walls and roof of the building shall be clad in a non-reflective material and painted in a colour of natural or earth toning consistent with the existing landscape and existing development. To this end, reflective materials or reflective colours as cladding/external (including but not limited to) 'silver' sheeting painting white, cream, off white or pale grey are prohibited.

ADVICE NOTE

- 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.