

DEVELOPMENT ASSESSMENT UNIT

Minutes of the Development Assessment Unit Shire of Augusta Margaret River On 19 July 2016

ATTENDANCE Jason Heine, Kim Nolan, Lucy Gouws, Matt Cuthbert, Matt Slocomb

APOLOGIES Nil

Confirmation of Minutes of previous meeting 12 July 2016

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
12/07/2016	A6999	679 (Lot 4) Calgardup Road, West Forest Grove	Reception Centre	P216362
12/07/2016	A12043	64 (Lot 582) Tunbridge Street, Margaret River	Dwelling and Outbuilding	P216363
13/07/2016	A1819	12440 (Lot 4) Bussell Highway, Karridale	Signage	P216364
13/07/2016	A3899	Margaret River Recreation Centre, Wallcliffe Road, Margaret River	Permit to consume alcohol on Shire property - Margaret River Roller Derby bout "the Big 1" 18 August 2016	P216365
13/07/2016	A7126	19 (Lot 65) Casselton Grove, Margaret River	Family Day Care	P216366
14/07/2016	A4542	50 Allnutt Terrace (Reserve 41078), Augusta	Permit to consume alcohol on Shire property - "Seekers" concert - 31 July 2016 Augusta Centennial Hall	P216368
14/07/2016	A837	148 (lot 103) Railway Terrace, Margaret River	Dwelling Additions (Carport)	P216369
14/07/2016	A9493	1323 (Lot 10) Jindong-Treeton Road, Treeton	Dam	P216370
15/07/2016	A11991	16 (lot 2) Goodenia Lane, Margaret River	Dwelling Additions (Patio)	P216371
15/07/2016	A5953	7087 (lot 51) Caves Road, Redgate	Section 40	P216372

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
13/07/2016	A10546	Lot 720 Burke Circle, Cowaramup	Dwelling	216316
13/07/2016	A9867	22 (Lot 369) Georgiana Cross, Cowaramup	Dwelling	216317
12/07/2016	A12160 A9449	406 (Lot 8) Osmington Road, Margaret River	Shed	216314
11/07/2016	A11926	Lot 248 Noreuil Circuit, Cowaramup	Dwelling	216312

SUBDIVISIONS DETERMINED

Date Rec'd	Officer	DA No.	Address	Description of Matter	Recommendation
09/06/2016	Lara Hoole	P216313	Lot 41 & Lot 42 Ironstone Place, Margaret River	Subdivision	Approve

LEVEL 1 APPLICATIONS for Determination under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
21/07/2015	Lara Hoole	13 (Lot 147) Grunters Way, Gnarabup	Dwelling & Outbuilding (Detached Garage)	Approved	P215331
15/04/2016	Lara Hoole	24 (lot 39) Karri Loop, Margaret River	Holiday House (Large)	Approved	P216213
28/04/2016	Matt Slocomb	83 (Lot 40) Riedle Drive, Gnarabup	Dwelling Additions (Meditation Room and Fence)	Approved	P216233
27/06/2016	Lucy Gouws	19 (Lot 93) Georgette Way, Prevelly	Guest House	Cancelled	P216341

LEVEL 2 APPLICATIONS for Determination under delegation

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
15/6/2016	Lucy Gouws	Unit 6, 20 (Strata Lot 6 of Lot 229) Riedle Drive, Gnarabup	Holiday House		P216321

LOCAL LAW PERMITS

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.

OTHER APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
10/5/2016	Angela Satre	Lot 9501 Bussell Highway, Cowaramup	Local Development Plan	Approved	P216259

COMPLIANCE

Date Rec'd	Officer	Address	Proposal	Outcome	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 and Development Services
Proposed Holiday House at Unit 6 (Strata Lot 6 of Lot 229) Riedle Drive Gnarabup

Major (Level 2)

P216321; PTY/6404

REPORTING OFFICER : Lucy Gouws
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	Strata Lot 6 289m ²
Zone	Residential R30 within SCA3
Existing Development	<input type="checkbox"/> Single House <input checked="" type="checkbox"/> Grouped Dwelling
Nature of application	<input checked="" type="checkbox"/> New application <input type="checkbox"/> Renewal
Proposed use	Holiday House. A 3 bedroom dwelling to be used for a maximum of 6 guests.
Permissible Use Class	'A' – discretionary use
Advertising Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reason not exempted from planning approval?	Discretionary uses are not permitted unless the Shire exercises its discretion by granting development approval.
Presented to DAU?	As one objection was submitted to the proposal. The proponent has addressed through a management statement the concerns that have been raised.
Heritage/Aboriginal Sites	N/A
Encumbrance	N/A
Date Received	15/06/2016
Date of Report	18/7/16



Planning History	Nil.
Is the application same as previous?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Has the application been advertised to adjoining landowners?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have there been any objections?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have there been any substantial changes to the LPS1 or Policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A The former policy applicable to the short term use of Grouped Dwellings has been rescinded as an outcome of an update to Local Planning Scheme No.1 (inclusion of Grouped Dwelling reference in Holiday Home definition). As an

outcome the policy applicable Holiday Homes has been consolidated, however the provisions are consistent with those which would have previously applied to development of this nature.

Comments Received		
Nature of Submission	Comments Received	Officer Comment
Objection (confidential)	<ul style="list-style-type: none"> - There are too many units changing to short stay. - Short stay is noisy, disruptive. - Too many vehicles. 	<ul style="list-style-type: none"> - The area is a coastal settlement, and Holiday Houses can be considered. There is no maximum number of how many dwellings can apply to be used as a Holiday House. The consideration is to ensure that the use is managed appropriately. - The proponent has advised that guests will be met upon arrival, and will be advised of the 'House Rules'. Guests will be screened, and any nuisance could result in the termination of their stay. A Management Statement has been submitted, which is similar to that of what has been applied to other Holiday Houses within the Break. - Guests are to be made aware there are only 2 parking spaces available.
2 x Letters of Support	<ul style="list-style-type: none"> - The Break was developed to accommodate short stay over 20 years ago. 	<ul style="list-style-type: none"> - Noted.
Policy Element	Provision	Comment
1. Location	Coastal settlement; or	<input checked="" type="checkbox"/> Yes
	R30 density code or lower for Holiday Houses within grouped dwellings.	<input checked="" type="checkbox"/> Yes
2. Occupancy	Does the proposed number of guests 6 comply with the acceptable development criteria?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Amenity	Have there been any complaints since previous approval?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	Complies with the objectives and provisions of the zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
4. Design	Is the dwelling <u>sufficient size</u> to cater for intended number of guests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Is the dwelling <u>sufficiently serviced</u> to cater for intended number of guests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Sufficient potable water supply?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Scheme water, and connection to sewage.
	Sealed Crossover	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5. Management	Emergency Response Plan and Fire Management Plan submitted?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Management Plan submitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	No amplified music between 10pm & 10am	Require as a condition
	Display the manager's 24hr contact details	Require as a condition
6. Period of approval	<input checked="" type="checkbox"/> 12 months <input type="checkbox"/> 3 years	

OFFICER RECOMMENDATION

That the Manager of Planning and Development Services GRANT Planning Consent under Delegated Authority Instrument No. 15 pursuant to clause 68 (2) of the Deemed Provisions of Local Planning Scheme No. 1 for Holiday House (Level 1) Unit 6 20 (Strata Lot 6 of Lot 229) Riedle Drive Gnarabup 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 to P2 received at the Shire on the 15 June 2016
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2. The Holiday House use is limited to a period of twelve (12) months from the date of this approval. (P) (Refer to advice note 'a')
3. The Emergency Response Plan and Fire Management Plan shall be displayed in a conspicuous location within the development at all times. (P)
4. A Manager or a contactable employee of the Manager that permanently resides no greater than a 1 hour drive from the site shall be nominated for the residential building and this person shall attend to any callout within 1 hour of a reported incident. The Manager or contactable employee is to be retained at all times during the use of the site as residential building. (Refer advice note 'b'). (P)
5. The 24 hour contact details of the Manager and the owner of the Holiday House shall be visible on the property from the nearest street frontage and shall be maintained at all times to the satisfaction of the Shire. (Refer advice note 'c'). (P)
6. The Holiday House shall **not** be occupied by more than **six (6)** people at any one time (refer to advice note 'd')(P)
7. Amplified music shall not be played outside of the Residential Building between the hours of 10pm and 10am.
8. All vehicles & boats connected with the premises shall be parked within the boundaries of the property. (P)
9. 'House Rules' shall be developed prior to the commencement of use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within the Holiday House. (Refer advice note 'g'). (P)

ADVICE NOTES:

- a) A new planning application seeking approval should be submitted 90 days before the expiry of this approval, along with the appropriate planning fee. (P)
- b) If at any time there is not an appointed manager or a contactable employee of the manager for the Residential Building, the short stay use must cease until such time as a manager is appointed. (P)
- c) A sign, limited to a maximum of 0.2 square metres and not exceeding 1.5 metres in height from ground level, may be erected within the property frontage of the strata lot. (P)
- d) This approval does not affect the entitlement to use the Dwelling for permanent residential purposes. (P)
- e) Short stay means premises occupied by the same people for no more than three (3) months in any 12 month period. (P)
- f) You are advised of the need to comply with the requirements of the following other legislation:
 - i. *Health Act 1911* and Department requirements in respect to the development and use of the premises; and
 - ii. The *WA Building Regulations 2012* (r.59) requires that the owner of a dwelling (as defined in the Building Code of Australia) must not make the dwelling available for hire unless hard wired, battery backup smoke alarms are installed, complying with the Building Code of Australia and AS3786.
- g) The 'House Rules' document shall be consistent with key elements of the NSW Code for Holiday Houses (please refer to the attached document). (P)