

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 24 September 2019

ATTENDANCE

Lucy Gouws, Chris Wenman, Chris McAtee, Jason Heine, Clare Hamilton

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
16/09/2019	A1169	13669 (Lot 934) Bussell Highway, Augusta	Cafe (Sea Container)	P219553
16/09/2019	A12122	31 (Strata Lot 22 of Lot 320) Formosa Street, Margaret River	Holiday House (Renewal)	P219555
16/09/2019	A3688	1018 (Lot 2300) Bramley River Road, Osmington	Dwelling Addition (Water Tank)	P219556
16/09/2019	A10971	Strata Lots 3, 4, 5, 6 & 7 of Lot 300 Blackwood Avenue, Augusta	Scheme Amendment No 63 to Local Planning Scheme No 1	P219557
17/09/2019	A12050	9 (Lot 205) Walilya Way, Witchcliffe	Dwelling Addition (Water Tank and Second Crossing)	P219558
18/09/2019	A8931	32 (Lot 187) Callistemon Drive, Margaret River	Home Business (Fitness Classes and Personal Training)	P219560
18/09/2019	A5797	8120 (Lot 20) Bussell Hwy, Cowaramup	Brewery (Sea Container)	P219561
19/09/2019	A12357	4 (Lot 43) Eucalyptus Court, Margaret River	Building Envelope Variation	P219565
19/09/2019	A6617	Unit 1, 69 (Strata Lot 1 of Lot 34) Bussell Highway, Cowaramup	Public Seat	P219566
19/09/2019	A1318	104 (Lot 23) Blackwood Avenue, Augusta	Built Strata	P219567
20/09/2019	A2555	37 (Lot 1062) Ablett Road, Cowaramup		P219569
19/09/2019	A11127	19 (Lot 483) Stewart Street, Margaret River	Subdivision	P219570
19/09/2019	A2555	Lots 1062 and 93 Ablett Road, Cowaramup	Subdivision (Boundary Realignment)	P219571

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
16/09/2019	A2648	Lot 20 Blanc Way, Margaret River	Single Dwelling Carport and Alfresco	219375
16/09/2019	A8240	16 (Lot 107) Brookfield Avenue, Margaret River	Patio	219390
16/09/2019	A3688	1018/1020 Bramley River Road, Osmington	Rain Water Tank	219391
16/09/2019	A4289	Reserve 4172 Conto Road, Forest Grove	Alterations to existing building	219392
17/09/2019	A11797 A3236	179 (Lot 102) Osmington Road, Bramley	Single Dwelling	219393
17/09/2019	A360	5 (Lot 102) William Place, Augusta	Multi-Level Dwelling	219394
17/09/2019	A7997	46 (Lot 157) Grunters Way, Gnarabup	Shed	219395
18/09/2019	A12619	44 (Lot 275) Noreuil Circuit, Margaret River	Single Dwelling	219396
18/09/2019	A7292	236 Illawarra Avenue, Margaret River	Carport	219397
18/09/2019	A12358	253 (Lot 180) Kevill Rd, Margaret River	Shed	219398
19/09/2019	A11494 A10685	61 (Reserve 19416) Bussell Highway, Cowaramup	Cowaramup Hall Lean-to rebuild	219399
19/09/2019	A11494 A10685	61 (Reserve 19416) Bussell Highway, Cowaramup	Demolition of Lean to Cowaramup Hall	219400
20/09/2019	A3899	31-79 Wallcliffe Road, Margaret River	Occupancy Permit - Margaret River Cultural Centre - part 2	219401

SUBDIVISIONS DETERMINED

Nil

LEVEL 1 APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
15/03/2019	Clare Hamilton	32 (Lot 6) Saint Alouarn Place, Margaret River	Holiday House	Approved	P219156
01/05/2019	Clare Hamilton	1153 (Lot 2891) Bramley River Road, Osmington	Animal Establishment (Dog Breeding)	Approved	P219285

24/06/2019	Clare Hamilton	9 (Lot 108) Parry Court, Augusta	Holiday House	Cancelled	P219381
01/07/2019	Lara Hoole	14 (Lot 7) Formosa Street, Margaret River	Grouped Dwelling	Approved	P219396
05/07/2019	Lara Hoole	10 (Lot 2) Davies Road, Augusta	Extension of Term P215420 (Alterations and Additions to Existing Dwelling including Ancillary Dwelling)	Approved	P219415
12/07/2019	Clare Hamilton	136 (Lot 62) Wilderness Road, Margaret River	Dwelling Addition (Outbuilding (Shed)) and Retrospective Vegetation Clearing to Reduce Fire Risk	Approved	P219424
07/08/2019	Lucy Gouws	5 (Strata Lot 1 of Lot 49) Brennan Street, Augusta	Dwelling	Approved	P219469
14/08/2019	Devin Moltoni	205 (Lot 7) Rosa Brook Road, Margaret River	Alterations and Additions to Cellar Door	Approved	P219481
21/08/2019	Lara Hoole	780 (Lot 1102) Fisher Road, Kudardup	Park Home	Cancelled	P219499
27/08/2019	Lucy Gouws	27A (Strata Lot 2 of Lot 97) Georgette Way, Prevelly	Holiday House (Renewal)	Approved	P219523
29/08/2019	Devin Moltoni	72 (Lot 801) Willmott Avenue, Margaret River	Pergola Addition	Approved	P219527
16/09/2019	Lucy Gouws	1018 (Lot 2300) Bramley River Road, Osmington	Dwelling Addition (Water Tank)	Approved	P219556
19/09/2019	Lucy Gouws	Unit 1, 69 (Strata Lot 1 of Lot 34) Bussell Highway, Cowaramup	Public Seat	Approved	P219566

LEVEL 2 APPLICATIONS for determination

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
13/06/2019	Clare Hamilton	9 (Lot 237) Villers Street, Cowaramup	Proposed Dwelling, Ancillary Dwelling and 2 x Outbuildings (sheds)	Approve	P219369

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, Ancillary Dwelling and 2 x Outbuildings (sheds) at 9 (Lot 237) Villers Street, Cowaramup

Major (Level 2)

P219369; PTY/10885

REPORTING OFFICER : Clare Hamilton
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	650m ²
Zone	Residential R15
Proposed Development	Proposed Dwelling, Ancillary Dwelling and 2 x Outbuildings Both outbuildings are the following dimensions: - Collectively 20m ² (2x10m ²). - 2.2m total height
Permissible Use Class	'P' permitted with approval
Heritage/Aboriginal Sites	Nil
Encumbrance	Easement – Shire drainage (south west corner) - not impacted Notification and Restrictive Covenant x 2 – not impacted
Date Received	13/06/2019





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 and Swimming Pools (LPP1).</i> <i>Local Planning Policy 4 – Boundary Fencing</i>	
Officer Comment	<p>The proposed outbuildings comply with the acceptable development requirements of LPP1.</p> <p>The proposal in relation to street walls presents variation to the acceptable development requirements of LPP4. Refer to discussion below for detailed assessment.</p>
Structure Plans and Local Development Plans (DAP)	
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 Detailed Area Plan Lots 200-245 Cowaramup Stage 1 Lot 101 Bussell Highway Cowaramup (July 2009) Structure Plan Cowaramup Country Lots 101 &102 Bussell Highway, Cowaramup (May 2008)	
<i>Officer Comment</i>	<p>SPA9 requires development to be generally in accordance with the Structure Plan. The Structure Plan identifies the residential design code for the lot.</p> <p>The Structure Plan also required that a Detailed Area Plan (DAP) be developed for all residential and commercial development. The DAP requires that all development in Stage 1 will have regard to the Cowaramup Country Building Design Guidelines. The lot is located within Stage 1 and is generally in accordance with the design guidelines.</p>
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 2 submissions received in objection
Submitter Comments	Officer Comment
<p>Aesthetic appeal of the building is not in line with the buildings in the rest of the immediate neighbourhood. The building has been designed to look more like a massive shed than a private residence.</p> <p>When we bought our property and built our house we had to comply with caveats that dictated visual appearance to a high aesthetic level and reflected compatibility of design within the neighbourhood.</p>	<p>The design of the proposal is considered to meet the Cowaramup Country Building Design Guidelines in terms of building orientation, design requirements for corner lots, materials and treatments.</p> <p>The proposed materials include spandek, timber wall cladding and colorbond roof. All are materials that meet the requirements of the Cowaramup Country Building Design Guidelines.</p>

<p>The use of low cost basic materials like tin and fibre cement board for the whole external of the building create a commercial look that we feel would devalue the entire neighbourhood.</p> <p>There does not appear to be any sort of boundary fence to reduce the visual impact and what visual barriers there are, are created from concrete besser blocks adding to the overall appearance of commercial building.</p> <p>The use of Blue metal as driveway and pathways also adds to the commercial look.</p> <p>Concern the properties will be rented rather than the owner residing there.</p>	<p>The Cowaramup Country Building Design Guidelines require dwellings to be constructed of new materials. Materials such as tin and cement building products are both supported.</p> <p>The proposal has been designed to comply with the Residential Design Codes (RCodes). The proposal does not present any overlooking issues, which results in no additional screening being required. The proposed besser block wall on the side (eastern) boundary of the lot provides privacy for a proposed courtyard for the proposed ancillary dwelling. The wall consider to comply with the requirements of the RCodes. The Site has existing colorbond fence on both the side (western) boundary and the rear (southern) boundary and these fences are to remain.</p> <p>The proposal does not include the use of bluemetal for the driveway, the material proposed is permeable grass paver blocks. Bluemetal is proposed to the rear of the property only. The driveway material is considered to be consistent with the Cowaramup Design Guidelines.</p> <p>A dwelling and ancillary dwelling are both land uses that are permitted under Local Planning Scheme No.1. There are no restrictions as to whether the owner occupies or rents out the properties to another party.</p>		
<p>Submitter 2</p> <p>Object to the proposal on various grounds and authorise another party to submit a formal objection on their behalf.</p>	<p>Noted. The authorised other party subsequently contacted the planning officer to view the plans however did not subsequently make any further submission or comment on the proposal.</p>		
<p>Have agency or authority comments been received?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>		
<p>Has the application been referred to internal departments?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A</p>		
<p>Assessment of Application</p>			
<p>Is the land referred in the Heritage Inventory?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>Are there any Contributions applicable?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>Are there any compliance issues in relation to existing development?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		
<p>R Codes</p>			
<p>Are R Codes applicable? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>Design Element</p>	<p>Policy / R Codes Req</p>	<p>Provided</p>	<p>Officer comment</p>
<p>Outbuilding Floor area (Clause 5.4.3)</p>	<p>60m²</p>	<p>20m² (2 x 10m²)</p>	<p>Complies</p>
<p>Outbuilding maximum roof Height (Clause 5.4.3)</p>	<p>4.2m</p>	<p>2.2m</p>	<p>Complies</p>
<p>Outbuilding not within the primary street setback area (Clause 5.4.3)</p>	<p>6m</p>	<p>Located to the rear of the dwelling and not within street setback area</p>	<p>Complies</p>
<p>Ancillary Dwelling (Clause 5.5.1)</p>	<p>Associated with a single house on the same lot</p>	<p>Single dwelling part of subject application</p>	<p>Complies</p>
	<p>Max plot ratios of 70m²</p>	<p>68m²</p>	<p>Complies</p>

	Lot minimum size 450m ²	650m ²	Complies
	Parking provided in accordance with clause 5.5.3 = 1 bay	Ancillary 1 bay Dwelling 2 bays	Complies
Street Setback (North) (Clause 5.1.2) (the principal frontage is oriented to Bretonneux Turn)	6m	Dwelling & Ancillary 7.1m Dwelling carport 5m (apprx area of 1.25m ² projecting into setback area)	Complies Complies 50% variation with compensating open space
Side Setback (West) (Clause 5.1.3)	Dwelling 3.6m high, 6m long No MO = 1.1m Carport – planner’s dictionary 0.25m min setback requirement	6.3m 1m to carport	Complies Complies
Rear Setback (South) (Clause 5.1.2 Table 1)	6m dwelling Carport – planner’s dictionary 0.25m min setback requirement Outbuilding 1m	Dwelling & Ancillary 3.6m Dwelling carport 3.6m Ancillary carport 0.5m Store (x 2) 0.6m	Variation Complies Complies Variation
Secondary Street Setback (east) (Clause 5.1.2 – Table 1) (Villers Street is considered secondary)	1.5m	2.5m to ancillary Patio 9m	Complies Complies
Sight Lines (Clause 5.2.5)	Wall truncated or reduced to no higher than 0.75m within 1.5m of where the fence adjoins the vehicle access points where a driveway meets a public street and where two streets intersect	1.79m high wall (visually permeable above 1.2m) on east boundary is setback 1.6m to driveway	Complies
Dwelling Carport within Street Setback (Clause 5.2.1 C1.5)	Street setback can be reduced up to 50% (clause 5.1.2 C2.1 iii) provided width of carport does not exceed 50% of frontage at building line and does not obstruct views to the street from the dwelling	Complies clause 5.1.2 C2.1 iii <50% of frontage Located to side of dwelling therefore no views to street are obstructed	Complies
Vehicular Access (driveways) (Clause 5.3.5)	Width - 3m min / 6m max at street boundary 0.5m setback to side boundary No closer than 6m to a street corner	Driveway for dwelling accessed from Bretonneux - 3.8m width. 1m to side west boundary. 25m to street corner Driveway for ancillary accessed from Villers Street – 3m width. 0.5m to rear boundary. 8m to street corner 6.8m at street boundaries in aggregate	Complies Complies

	Driveways in aggregate no greater than 9m in width		Complies
Open Space Requirement (Clause 5.1.4 Table 1)	50%	50%	Complies
Retaining Walls (Clause 5.3.8)	Retaining 0.5m or less may be located up to the lot boundary. Retaining >0.5m in height set back from lot boundaries in accordance with provisions of Table 1	Retaining under the carport is 0.5m high and setback 1m from the side west boundary Retaining Wall 0.1m to 0.5m high for 25m along the rear boundary	Complies Complies
Upgrade Landscaping	<input type="checkbox"/> Required	<input checked="" type="checkbox"/> Not Required	
Overlooking (Clause 5.4.1)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Complies (proposal designed so that all major openings and unenclosed outdoor active habitable spaces are less than 0.5m above natural ground level, therefore visual privacy setback and screening requirements are not required).
Street surveillance (Clause 5.2.3)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Views to street from major openings of habitable rooms of Dwelling and Ancillary
Street Walls and Fences (Clause 5.2.4)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<p>A pergola is proposed to be located in the front setback area in front of the dwelling. It is noted that this structure has a timber frame only with no cladding applied to the roof. It is raised less than 0.5m above natural ground level (ngl). This structure is not however considered as a building or wall under the RCodes and the pergola structure itself is therefore exempt from setback requirements.</p> <p>It is however noted that there are proposed walls under the pergola forming part of an outdoor living area, the walls acting as privacy screening. These walls can be considered as street walls within the primary street setback area. Under Clause 5.2.4 of the RCodes front walls within the primary street setback area require to be visually permeable above 1.2m of ngl measured from the primary street in order to meet the deemed to comply requirement of the RCodes.</p> <p>Under Local Planning Policy 4 front walls are limited to a maximum of 1.8m under the acceptable development standards and to meet the standards of the RCodes.</p> <p>One wall runs east-west, is 1.7m in width, 1.99m high (facing primary street) and visually permeable above 1.2m. Although visual permeability is provided to comply with clause 5.2.4 of the RCodes, the total wall height varies the maximum deemed to comply height requirement of LPP4 by 0.19m.</p> <p>The other wall extends from the dwelling (north-south) for a width of 4.7m east and is 2m high with no visual permeability above 1.2m, therefore presenting a variation to the deemed to comply standards of RCodes clause 5.2.4 and maximum 1.8m height requirement of LPP4 by 0.2m.</p> <p>A 1.79m high besser block wall, permeable above 1.2m is proposed on side east boundary (associated with ancillary dwelling courtyard). This complies with the deemed to comply requirements of RCodes clause 5.2.4 and boundary fence height requirement of LPP4.</p>
Overshadowing	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Energy efficiency/solar access	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Other Variations	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	

Officer's Comments against performance criteria

The proposal presents the following variations to the deemed to comply standards of the RCodes.

Clause 5.2.4 Street Walls and Fences

The proposed 2m high wall (running north-south under the pergola) presents a variation to the deemed to comply standards of RCodes at clause 5.2.4 (street fences/walls) which requires the wall to be visually permeable above 1.2m.

The proposed wall is therefore assessed against the relevant design principles. These require that street walls are low or restricted in height to permit surveillance (as per clause 5.2.3) and enhance streetscape (as per clause 5.1.2), with appropriate consideration of the need:

- For attenuation of traffic impacts where the street is designated as a primary; and
- For necessary privacy or noise screening for outdoor living areas where the street is designated as primary.

The proposed wall is considered to meet the design principles of RCodes clause 5.2.4 as follows:

- It is noted that the lot is a corner lot with the wall in the front setback facing the primary street. The lot has been designed to make adequate use of space whilst allowing adequate provision of open space and an outdoor living area. The location of the dwelling is designed so as to comply with the primary street setback requirement, provide storage sheds at the rear and therefore provision of an outdoor space at the front of the property. The wall is associated with a proposed pergola and provides adequate privacy and screening of the outdoor space relative to the primary street, whilst taking advantage of the northern aspect of the lot.
- The wall is located more than the required 1.5m from the secondary street (required under clause 5.1.2 Table 1) and does not cause obstruction to sight lines on the street corner (as noted above under assessment against clause 5.2.5)
- The wall does not obstruct surveillance of the street from major openings of habitable rooms of the dwelling and ancillary dwelling as noted above under assessment against clause 5.2.3)
- The wall is not excessive in height or bulk and does not detract from the streetscape.

It is noted that both proposed walls under the pergola present a variation to the maximum height 1.8m height requirement for street walls under Local Planning Policy 4 (LPP4) – Boundary Fencing. The proposed walls are however considered to meet the performance criteria of LPP4 for the same reasons as outlined above, and therefore the minor increase in height is considered acceptable.

Clause 5.1.3 Lot Boundary Setback

The Dwelling and Ancillary Dwelling are setback 3.6m to the rear lot boundary in lieu of the 6m minimum deemed to comply requirement of Clause 5.1.3 (Table 1) of the RCodes.

The proposed Outbuildings (sheds) are setback 0.6m to the rear lot boundary in lieu of the 1m minimum deemed to comply requirement of Clause 5.1.3 (Table 2b) of the RCodes.

The proposal is considered to achieve the design principles for the following reasons:

- The dwelling and ancillary are set back towards the rear of the lot to take advantage of solar access from the northern aspect and also provision of open space on site at the front of the property. The sheds are therefore located in the area to the rear of the property to assist in design of the site in this regard.
- The proposal does not present any issues of overlooking to the adjoining property to the rear.

	<ul style="list-style-type: none"> - The proposed buildings are of small scale and bulk that does not present any amenity or solar access impact to the adjoining property. - The proposal was advertised to the affected adjoining owner and no submission was received. 	
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 - 3	Car Bays Proposed -3
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	
Disabled Bays	Disabled Bays – n/a	<input type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply
Building Height		
Scheme / Policy Requirement	Wall - 7m	Roof - 8m
State the proposed building height	Wall – n/a Roof – 4.5m	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply
Clause 67		
A. 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	
B. In the opinion of the officer:		
i. Are utility services available and adequate for the development?	Yes reticulated water and sewer	
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. Located within a bushfire prone area however lot size is less than 1100m ² . The proposal achieves a BAL 12.5 which is acceptable.	
Other Comments		
Any further comments in relation to the application?		
Officer Comment	Recommend conditional approval.	

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 a Dwelling, Ancillary Dwelling and 2 x Outbuildings (Sheds) at 9 (Lot 237) Villers Street, Cowaramup 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 – P3 received at the Shire Office on 25 July 2019 P4 – P7 received at the Shire Office on 13 June 2019
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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 detained within the lot boundaries, managed to pre-development 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 Standards & Specifications.

4. The Outbuildings shall be used solely for the purposes incidental and ancillary to the authorised use of the land.
5. The Outbuildings shall not be used for human habitation.

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.