

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 9 April 2019

ATTENDANCE

Angela Satre, Chris Wenman, Jason Heine, Leigh Medlen, Matt Slocomb, John McKinney

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
01/04/2019	A5627	(Lot 1034) Heron Drive, Margaret River	Dwelling Additions (Watertank & Shed Outside Building Envelope)	P219201
01/04/2019	A4110	6 (Lot 103) The Grove, Margaret River	Dwelling Additions (Garage)	P219202
01/04/2019	A3906	49 (Lot 66) Town View Terrace, Margaret River	Shop Additions (Solar Panels)	P219203
02/04/2019	A10458	2 (Lot 36) Curtis Avenue East, Augusta	Vegetation Clearing	P219204
02/04/2019	A10585 A10584 A5175	32 (Lot 2110) Potoroo Road, Cowaramup	Farm Building Ancillary to Agriculture Extensive	P219205
03/04/2019	A7743 A4975	413 (Lot 12) Burnside Road, Burnside	Holiday House (Large Renewal)	P219206
03/04/2019	A5815	107 (Lot 7) Connelly Road, Margaret River	Holiday House (Large Renewal)	P219207
03/04/2019	A11020	Reserve 41545 Margaret Rivermouth to White Elephant Cafe, Gnarabup	Permit Application to Film at various locations within Margaret River Shire	P219208
04/04/2019	A4093	7 (Lot 71) Settlers Retreat, Margaret River	Bed & Breakfast Renewal	P219209
04/04/2019	A6982	11 (Lot 31) Ellen Place, Margaret River	Holiday House Large (Renewal)	P219210
04/04/2019	A5163	744 (Lot 111) Cowaramup Bay Road, Gracetown	Caravan Park Addition (Water Tank)	P219211
04/04/2019	A8453 A1428	11 (Lot 513) Lemon Gum Retreat, Margaret River	Holiday House (Renewal)	P219212
04/04/2019	A8356	271 (Lot 112) Redgate Road, Witchcliffe	Farm Building Addition to Agriculture Extensive	P219213
05/04/2019	A2432	120 (Lot 64) Juniper Road, Gracetown	Dwelling Addition	P219215
05/04/2019	A8059 A1441	15 (Lot 30) Le Souef Street, Margaret River	Holiday House (Renewal)	P219216
05/04/2019	A1216	2 (Lot 376) Storm Bay, Augusta	Demolition and Proposed Dwelling	P219217

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
01/04/2019	A7528	11 Lot 18 Friesian Street, Cowaramup	Undercover Carport x 2	219147
01/04/2019	A12510 A4879	19 Kevill Road East, Margaret River	Shed	219148
02/04/2019	A4651	21 Karri Loop, Margaret River	Patio	219149
02/04/2019	A12128	19 Lot 28 Formosa Street, Margaret River	Two Storey Dwelling	219150
03/04/2019	A10408	33 Lot 418 Jacaranda Crescent, Margaret River	Shed - Sea Container	219151
04/04/2019	A2017	Lot 24 Station Road, Margaret River	Alterations and Additions to Hardware Store	219152
05/04/2019	A12031	31 Lot 196 Alferink Crescent, Margaret River	Patio	219153
03/04/2019	A645	173/175 Lot 1033 Redgate Road, Witchcliffe	Additions to Existing Dwelling	219154
05/04/2019	A9211	12 lot 47 Tinglewood Court, Cowaramup	Shed	219155

SUBDIVISIONS DETERMINED

Nil

LEVEL 1 APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
11/10/2018	Clare Hamilton	192 (Lot 4) Rosa Brook Rd, Margaret River	Dwelling Additions (Earth Bund)	Approve	P218628
04/12/2018	Clare Hamilton	5 (Lot 370) Storm Bay Road, Augusta	Holiday House (Large)	Approve	P218773

11/02/2019	Leigh Medlen	1 (Lot 400) Roy Earl Drive, Cowaramup	Addition to Service Station (Weathershield)	Approve	P219080
14/02/2019	Leigh Medlen	3 (Lot 2) Dobbins Place, Witchcliffe	Development outside the building envelope (2 x Water Tanks)	Approve	P219097
18/02/2019	Leigh Medlen	827 (Lot 206) Burnside Road, Burnside	Building Envelope Variation	Approve	P219107
21/02/2019	Angela Satre	71 (Lot 101) Patton Road, Cowaramup	Intensive Agriculture (Vineyard)	Approve	P219113
27/02/2019	Clare Hamilton	27 (Lot 181) Callistemon Drive, Margaret River	Home Business (Massage Therapy)	Approve	P219122
06/03/2019	Eileen De San Miguel	Unit 1, 9 (Strata Lot 1 of Lot 118) Papadakis Avenue, Prevelly	Holiday House (Renewal)	Approve	P219129
07/03/2019	Leigh Medlen	14 (Lot 101) Humble Way, Margaret River	Dwelling	Approve	P219144
11/03/2019	Matt Cuthbert	Reserve 41545 Surfers Point and The Box Prevelly and Reserve 8428 Cowaramup Bay Road Gracetown	Amendment to Planning Approval - P218521 Public Event (WSL Surf Pro) - Surfers Point and The Box, Prevelly and North Point, Gracetown	Approve	P219147
25/03/2019	Lucy Gouws	16A (Lot 161) Wooredah Crescent, Prevelly	Dwelling	Approve	P219175

LEVEL 2 APPLICATIONS for determination

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
24/01/19	Leigh Medlen	No. 9 (Lot 96) Barrett Street, Margaret River	Home Business (Art Classes)	Conditional Approval	P219056
21/01/19	Lucy Gouws	251 (Lot 215) Horseford Road, Burnside	Dwelling Additions (2 x Outbuildings)	Conditional Approval	P219047

MANAGEMENT OF VEGETATION ON SHIRE RESERVES

Nil

LOCAL LAW PERMITS

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
03/04/2019	Emma Rogers	Reserve 41545 Margaret Rivermouth to White Elephant Cafe, Gnarabup	Permit Application to Film at various locations within Margaret River Shire	Approve	P219208

OTHER APPLICATIONS determined under delegation

Nil

ELECTED MEMBERS ATTENTION

CLOSURE OF MEETING



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

Proposed Home Business (Art and Pottery Classes) at No. 9 (Lot 96) Barrett Street, Margaret River

Major (Level 2)

P219056; PTY/1189

REPORTING OFFICER : Leigh Medlen
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	1001m ²
Zone	Residential 'R15'
Proposed Development	<p>Planning approval is sought for a Home Business (Art and Pottery Classes). The proposal involves the following:</p> <ul style="list-style-type: none"> • Classes to be held in an existing outbuilding (46m²) at the rear of the dwelling on site. • Maximum 4 people per class. • Classes for children (between the ages of 6 and 13 years): <ul style="list-style-type: none"> ❖ Tuesday, Wednesday, Thursday 4 - 5.30pm; ❖ Friday 9.30 - 11.00am. • Adult classes: <ul style="list-style-type: none"> ❖ Tuesday, Wednesday and Thursday 9.30am - 12.00pm.
Permissible Use Class	'A' – Advertising required.
Heritage/Aboriginal Sites	None Identified
Encumbrance	None Affected
Date Received	24/01/2019





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 (DAP)			
Is the land in any Structure Plan Area or subject to a DAP?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
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, including one of support and one objection, were received from owners of 2 properties in the area.		
Have agency or authority comments been received?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Nature of Submission	Officer Comment		
Submission of Support	Noted.		
Objection	Noted. Home Businesses and Home Occupations are common aspects of residential areas and are able to be applied for in residential zones under the Local Planning Scheme. A Home Business should not result in traffic difficulties, an inadequacy of parking or traffic volumes beyond a normal		
<ul style="list-style-type: none"> We brought the property to live in a quiet location and did not expect there to be a business operating directly next door attracting so much traffic, no longer making the quiet location it once was. 			

<ul style="list-style-type: none"> • The class numbers of 8 students would result in 8 vehicles being parked at the property. It would be difficult for eight cars to be parked within the property as this would require approximately 48m². We think it would be difficult for this to be adhered to and would result in little change from last year with vehicles parked down the road verge. • We have counted up to 12 cars parked on both sides of the street. • The classes proposed at 4.00pm to 5.30pm have been for school aged children who get dropped off and picked up at the end of each class. This results in 16 extra car movements down Barrett Street in a short period. This is based on 8 students in each class. • I use a trailer for my profession. Barrett Street is narrow and with the extra cars parked down the road verge it become difficult to manoeuvre into and out of my property. 	<p>residential use. The applicant has amended the proposal to limit the class numbers to 4 in response to the concerns raised and to limit traffic to a level more expected for a residential area. There is adequate parking on site to contain 4 additional cars therefore it is considered unlikely that the Home Business would result in an inadequacy of parking likely to affect adjoining neighbours. It is therefore considered unlikely that the proposal would generate any adverse impacts to the amenity of the adjoining properties.</p> <p>Noted. This concern was raised with the applicant who has subsequently amended the numbers from 8 students to 4 students per class. There is adequate space within the properties boundaries to contain an additional 4 car spaces so that car parking would not spill onto the Barrett Street road reserve.</p> <p>It is recommended that on any approval granted a condition is included to limit the class numbers to 4 student per class, corresponding to the number of additional car bays provided on site. A further condition can be included requiring car parking to be undertaken within the property boundaries at all times and that the applicant provides a car parking plan to make sure the students of the classes are aware of the parking arrangements. The reduction of class numbers, coupled with the parking arrangements would act to address the concerns raised as well ensuring that the Home Business would not result in any traffic difficulties or impact the nearby road reserve.</p> <p>Noted. The application has been amended reducing the class numbers from 8 students to 4 students per class. The number of traffic movements likely to be experienced by the Home Business would not be dissimilar to Home Business operating elsewhere in the Shire subject to patron numbers not exceeding 4 at any one time. The number of vehicle movements likely to be expected has been reduced by approximately half given the class numbers have been reduced by half. It is therefore anticipated that the Home Business would not result in unreasonable or adverse traffic movements or traffic volumes.</p> <p>Please see discussion above. With parking on site there are no limitations to vehicle maneuvering on the adjoining road or verge.</p>
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Has the application been referred to internal departments?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Environmental Health Water and Sewerage Services are connected. No further comments provided.	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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
The Home Business (Art and Pottery Classes) have operated on site prior to the current application being lodged. The application is therefore considered to be retrospective and will incur relevant retrospective planning fees.			
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Car Parking			
Officer Comment	The site contains adequate space to wholly contain an additional 4 cars. No additional parking facilities would be required nor would the parking adversely impact the amenity of the area or adjoining properties. Furthermore, a Car Parking Management Plan is a recommended requirement of any approval granted.		
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	The proposal is considered to be consistent with the purpose and objectives of the zone and residential use of the property. The applicant has made every effort to address the concerns raised during the submission period by ensuring class numbers operate at no more than 4 and that parking is contained on site. The amendments made have brought the proposal in line with what would be expected within a residential area. Conditional approval for a limited time of 12 months is recommended in order for the impacts arising from the use and management of parking to be gauged.		
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?	N/A		
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?	N/A – An emergency evacuation plan has been provided.		
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 Home Business (Art and Pottery Classes) at No. 9 (Lot 96) Barrett Street, 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 received at Shire's Offices on 24 January 2019.
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2. The Home Business (Art and Pottery Classes) hereby permitted is limited to a period of **12 months** from the date of this approval. (Refer to advice note 'c').
3. All vehicles attending the Home Business (Art and Pottery Classes) shall be parked within the boundaries of the property at all times.
4. The Home Business (Art and Pottery Classes) the subject of this consent is permitted to accommodate a maximum of **(4) four people per class** and up to a maximum of **two classes per day** in accordance with condition 5 below.
5. The Home Business (Art and Pottery Classes) operating hours are restricted to:
 - a) Tuesday, Wednesday and Thursday 9.30am to 12pm midday and 4pm to 5.30pm; and
 - b) Friday 9.30am to 11.00am.
6. Prior to the commencement of the use, a Car Parking Management Plan shall be prepared and implemented to the satisfaction of the Shire (refer to advice note'd').

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.
- b) A maximum of one advertisement sign describing the nature of the Home Occupation is permitted and must be no greater than 0.2m² in area.
- c) Following satisfactory performance of the approved use, and in the absence of any substantiated complaints over the twelve (12) month approval period, the Shire may grant further planning approval for the continuation of the use. A new planning application seeking such approval should be submitted 90 days before the expiry of this approval, along with the appropriate planning fee.
- d) The Car Parking Management Plan shall address the requirement for students to be notified prior to arrival of the parking arrangements, for all vehicles to be parked within the boundaries of the property, notification of the potential for tandem parking arrangements on site, location for 'drop off and pick up' area within the property.



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

Proposed Dwelling Additions (Outbuildings) at 251 (Lot 215) Horseford Road, Burnside

Major (Level 2)

P219047; PTY/10651

REPORTING OFFICER : Lucy Gouws
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	11382m ²
Zone	Rural Residential
Proposed Development	<p>Planning approval is sought for the construction of two (2) outbuildings located within the approved building envelope. The proposal presents a variation to the 80m² floor area guideline under <i>Local Planning Policy No.1 - Outbuildings</i> (LPP1) with a combined assessable floor area of 117m². All other aspects of the proposal meet the acceptable development standards under LPP1.</p> <p>The outbuildings are proposed as follows:</p> <ul style="list-style-type: none"> • 70m², 3m wall height, 4.4m ridge height; and • 92m², 2.6m wall height, 4.2m ridge height. <p>The total assessable floor area of the outbuildings is reduced as provided under LPP1 given the dwelling will not have an attached garage (existing garage is to be modified to a games room). The combined floor area of 162m² is accordingly reduced by 45m² as permitted under LPP1 to the total assessable size of 117m².</p>
Permissible Use Class	Outbuildings in association with a dwelling 'P' – permitted with approval
Heritage/Aboriginal Sites	Nil
Encumbrance	Nil
Date Received	21/01/2019





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	LPP1 – Outbuildings, Farm Buildings and Swimming Pools <ul style="list-style-type: none"> - Where no garage, the calculation will not include the area of 45m². - Proposal complies with wall height 3.5m and 4.5m ridge height. - Located within the building envelope. 	
Officer Comment	<p>The only variation presented under LPP1 is for the floor area to allow for consideration of 117m², a 37m² variation. The plans have been amended to show that a garage is not proposed, and this has been confirmed by the proponent.</p> <p>The following assessment of the floor area variation has been undertaken under the performance criteria of LPP1:</p> <ul style="list-style-type: none"> - The outbuildings will not detract from the amenity of the area and will be screened from view of the street due to their location behind the front of the dwelling and by both existing and proposed landscaping. - Colours and materials are considered suitable for the area (non-reflective colours). - The outbuildings will be screened from view by landscaping along side boundaries. - The outbuildings are located in such a way to form a group with the dwelling. <p>The proposal meets the performance criteria under LPP1 and is considered to be acceptable.</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	RR11 – Special provisions	
Officer Comment	No conditions that affect the assessment of the proposal.	
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: 1	
Have agency or authority comments been received?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Name	Nature of Submission	Officer Comment
Neighbour	Objection: <ul style="list-style-type: none"> - The total shed area does not comply with the Shire policy, and is twice the size permitted. 	<ul style="list-style-type: none"> - The total calculation for the floor area has been able to be reduced from 162m² to 117m², given the dwelling will

	<ul style="list-style-type: none"> - One shed alone is greater. - If such a proposal is accepted, where does it end. Concerns are raised this could set a precedent. - Concerns the sheds may in the future be used for commercial purposes. - Concerns the area will look like the industrial area. 	<p>not have a garage built (confirmed in email from owner 21/03/19). The proposal presents a variation to the 80m² floor area to allow an increase of up to 37m².</p> <ul style="list-style-type: none"> - One shed presents floor area of 92m² and the other shed 70m². This can be reduced under LPP1 by 45m², reducing the overall total to floor area more consistent with the policy. - Noted. There is no precedent set, each development is assessed on its individual merits on a site by site basis. - The proponent has advised the following uses of the outbuildings. The outbuilding (70m²) located closest to the dwelling is to be used as a personal art studio and workshop, the 92m² outbuilding located near the driveway is to be used as a garage and for storage of a boat, mower and tractor. - The proponent has updated the site plan to show both existing vegetation and future landscaping. This will assist in screening the outbuildings from views to neighbouring sites and the street. This is further aided by the location of the outbuildings behind the front of the dwelling, consistent with existing development on the Site. 	
Has the application been referred to internal departments?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
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	
Officer Comment	The outbuilding are to be located within the approved building envelope.		
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?	To be provided on Site.		
ii. Has adequate provision been made for the landscaping and protection for any trees or other vegetation on the land?	Existing landscaping at the front and rear of the Site and additional landscaping proposed on the side boundaries (refer to plan P5).		
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. Non-reflective colours proposed and this is also required in recommending conditions of any approval.		
v. 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 planning 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 Additions (Outbuildings) at 251 (Lot 215) Horseford Road Burnside 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 – P4 received at the Shire offices on the 21 January 2019 and P2 – P3 received the 21 March 2019
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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.
3. A Landscape Plan shall be prepared to the satisfaction of the Shire and shall be submitted to the Shire prior to the commencement of development. The Landscape Plan shall be drawn to scale and shall show the following:
 - a) The location, name and mature heights of existing and proposed trees and shrubs and ground covers, corresponding to landscape screening areas as shown on approved plan 'P5'.
 - b) Any lawns and paved areas to be established;
 - c) Any natural landscaped areas to be retained; and
 - d) Those areas that are to be reticulated or irrigated are demonstrated to be designed using water sensitive principles.
4. Landscaping shall be implemented, in accordance with the approved Landscape Plan, prior to the use of the development and shall be maintained at all times.
5. The outbuildings shall be used solely for purposes incidental and ancillary to the authorised use of the land.
6. The outbuildings shall not be used for human habitation.
7. The construction of the outbuildings is only permitted when a dwelling exists, or when an approved dwelling is under construction, on the same lot. A building permit for the outbuildings must be issued with, or after, a building permit has been issued for a dwelling on the Site.
8. The walls and roof of the outbuildings 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 (including but not limited to 'silver' sheeting) or reflective colours as cladding/external painting (including but not limited to white, cream, off white or pale grey) are prohibited.

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.