

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 23 March 2021

ATTENDANCE

Angela Satre, Chris Wenman, Jason Heine, Jacinta Hall

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
18/03/2021	A5344	4/16 (Strata Lot 4/Lot 10) Townview Terrace, Margaret River	Holiday House	P221196
18/03/2021	A5737	56 (Lot 203) Marmaduke Point Drive, Gnarabup	Dwelling & Ancillary Dwelling (Carport, Additions)	P221197
22/03/2021	A9371	16 (Lot 49) Island Drive, Augusta	Retaining & Fencing	P221204
22/03/2021	A10519	241/237 (Lot 12) Glengarry Road, Margaret River	Ancillary Dwelling	P221205
24/03/2021	A12247	5 (Lot 17) Grevillea Lane, Margaret River	Dwelling (Retaining)	P221210
24/03/2021	A6004	3 (Lot 121) Hurford Place, Augusta	Dwelling (Outbuilding)	P221211
24/03/2021	A3761	23 (Lot 48) Merchant Street, Margaret River	Bed & Breakfast	P221212
24/03/2021	A12408	11214 (Lot 101) Bussell Highway, Forest Grove	Dwelling (Vegetation Modified Outside Building Envelope)	P221213

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
18/03/2021	A6005	5 (Lot 122) Hurford Place, Augusta	Single Dwelling	221191
18/03/2021	A13107	13 (Lot 7) Yornitj Grove, Witchcliffe	Single Dwelling	221193
18/03/2021	A12940	96 (Lot 420) Ironstone Place, Margaret River	Shed	221194
19/03/2021	A12263	24 (Lot 33) Greenwood Avenue, Margaret River	Single Dwelling and Garage	221197
18/03/2021	A9529	682 (Lot 20) Holben Road, Treeton	Shed	221198
18/03/2021	A5413	2 (Lot 38) Freycinet Way, Gnarabup	Alterations and Additions to Existing Dwelling	221199
19/03/2021	A265	22 (Lot 56) Elva Street, Margaret River	Alterations and Additions to Existing Dwelling	221200
19/03/2021	A10520	5021 (Lot 41) Caves Road, Cowaramup	Shed	221201
19/03/2021	A223	8 (Lot 100) Willmott Avenue, Margaret River	Repairs to Existing Transportable Dwelling	221202
19/03/2021	A11559	1 (Lot 4) Mackay Road, Witchcliffe	Shed	221203
22/03/2021	A12830	51 (Lot 226) Mc Dermott Parade, Witchcliffe	Shed	221204
22/03/2021	A760	46 (Lot 25) Isaacs Road, Margaret River	Two Storey Dwelling	221205
23/03/2021	A12185	18 (Lot 11) Copse Way, Cowaramup	Rainwater Tank	221206
23/03/2021	A12995	2 (Lot 29) Treese Lane, Margaret River	Single Dwelling	221207
23/03/2021	A11797 A3236	176 (Lot 102) Osmington Road, Bramley	Patio	221208
23/03/2021	A12717	17 (Lot 339) McCormick Crescent, Margaret River	Two Storey Dwelling	221210
23/03/2021	A10326	34 (Lot 109) Lloyd Loop, Margaret River	Single Dwelling	221211
23/03/2021	A12251	13 (Lot 21) Grevillea Lane, Margaret River	Single Dwelling	221212
23/03/2021	A12085	2 (Lot 214) Warru Way, Witchcliffe	Shed	221214

SUBDIVISIONS DETERMINED

Nil

LEVEL 1 APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
30/07/2020	Leigh Medlen	65 (Lot 26) Sheridan Road, Margaret River	Holiday House (in Existing Ancillary Dwelling)	Refused	P220432
12/11/2020	Leigh Medlen	63 (Lot 556) Brookfield Avenue, Margaret River	Dwelling Addition (Alfresco)	Approved	P220740
07/12/2020	Angela Satre	8 (Lot 327) Lovejoy Road, Cowaramup	Rural Produce Sales Outlet,	Approved	P220795

			Recreation Private (Truffle Hunts) & Freestanding Sign		
14/12/2020	Lara Hoole	23 (Lot 712) Burke Circle, Cowaramup	Home Business & Dwelling Additions (Beautician)	Approved	P220809
06/01/2021	Leigh Medlen	3 (Lot 254) Whiting Lane, Cowaramup	Proposed Home Business - Pottery Classes	Approved	P221011
12/01/2021	Lara Hoole	2 (Lot 214) Warru Way, Witchcliffe	Dwelling Additions (Outbuilding and Rainwater Tank)	Approved	P221027
28/01/2021	Don Bothwell	Lot 42 Cullen Road, Wilyabrup	Single Dwelling, Ancillary Dwelling, Water Tank and Vegetation modification outside Building Envelope	Approved	P221072
29/01/2021	Lina O'Halloran	182A (Lot 1) Railway Terrace, Margaret River	Grouped Dwelling	Approved	P221085
29/01/2021	Lucy Gouws	6480 (Lot 1611) Caves Road, Margaret River	Building Envelope Variation & Water Tank Partially Outside Building Envelope	Approved	P221086
09/02/2021	Lina O'Halloran	741 (Lot 145) Cowaramup Bay Road, Gracetown	Rural Produce Sales (Cellar Door Freestanding Entry Signs x 2)	Approved	P221101
11/03/2021	Lina O'Halloran	38 (Lot 11) Greenwood Avenue, Margaret River	Dwelling	Cancelled	P221176
17/03/2021	Angela Satre	Unit 1 / 4 (Lot 6) Townview Terrace, Margaret River	Holiday House (Renewal)	Cancelled	P221193

LEVEL 2 APPLICATIONS for determination

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
24/12/2020	Angela Satre	1432 (Lot 103) Rosa Brook Road, Rosa Brook	Rural Industry (Egg Processing Facility)	Conditional Approval	P220844

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 Rural Industry (Egg Grading Facility)
1432 (Lot 103) Rosa Brook Road, Rosa Brook

Major (Level 2)

P220844; PTY/5482

REPORTING OFFICER : Angela Satre
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	19.3ha
Zone	General Agriculture SCA1
Proposed Development	<p>Egg grading facility (refer to Figure 1 below):</p> <ul style="list-style-type: none"> ▪ Eggs from the existing free-range poultry farm on site are proposed to be processed and packaged in a purpose-built facility on the northern portion of the property. The facility building (approximately 785m² in area and 6.4m high) would include egg grading and packing rooms, 500m² cool room, an office, reception area, lunch room and toilets. ▪ The egg grading facility building is proposed to be located 48 metres from the front/Rosa Brook Road boundary. The associated car park would be located 22 metres from the front boundary. ▪ A two-way crossover and driveway exists onto Rosa Brook Road, and is proposed to be modified and upgraded. ▪ Minor pruning and slashing in the road verge is proposed. ▪ Signage is proposed to the east and west of the crossover to warn of vehicles entering/exiting. ▪ Eight staff in total would work at the facility (three are existing workers on the farm). The five additional staff would work three days per week. ▪ The proposal would involve relocating the egg grading from an offsite facility to the proposed onsite facility. Eggs are currently moved off site, packaged off site and then returned to the site. With the proposal, truck movements will be reduced by 6 truck visits (12 movements) per week. There will be slightly more staff attending the site but less truck movements. ▪ Two 135,000litre water tanks are proposed and would be filled from the 650m² roof area. A 10,000litre water tank is also proposed for fire fighting purposes. ▪ A professionally prepared Traffic Impact Statement was submitted in support of the application. <p>The original application was for an Abattoir and Rural Industry (Egg Grading Facility). The application was amended after the advertising period and the Abattoir component of the proposal was removed.</p>
Permissible Use Class	'D' discretionary land use
Heritage/Aboriginal Sites	No
Encumbrance	Nil
Date Received	24/12/2020

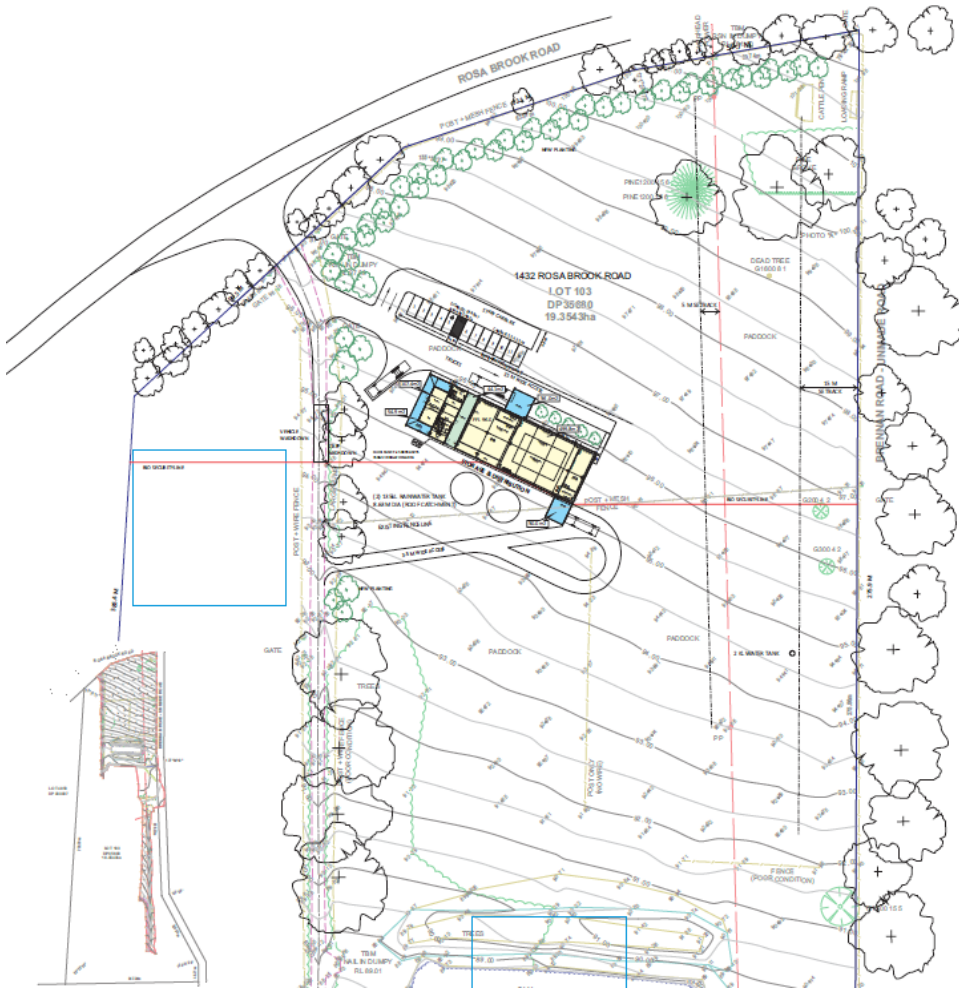


Figure 1: Proposal Plan/Site Plan



Figure 2: Location Plan



Figure 3: Site Plan/Aerial Extract

Policy Requirements	
Is the land or proposal referred to in any Council Policy? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, state the Policy/Policies <i>Statement of Planning Policy 3.7 Planning in Bushfire Prone Areas (SPP3.7)</i>	
Officer Comment	<p>A bushfire attack level risk report was submitted with the application and demonstrates that the development site is within an area of 'moderate' fire risk of no greater than BAL29. This risk is noted with regard to the location of hardstand areas on site and the proposed car park fronting Rosa Brook Road.</p> <p>A Bushfire Management Plan was submitted with the application demonstrating provision of a minimum 20m wide asset protection zone without the need for modification of vegetation. The BMP also addresses the criteria under the Appendix four of the Guidelines for Planning in Bushfire Prone Areas. The proposal is not classified a 'vulnerable' land use and DFES referral is not required pursuant to SPP3.7 clause 6.8.</p> <p>A dedicated 10,000litre water tank for fire fighting supply is proposed as requested by the Shire Community Emergency Services Manager.</p> <p>The proposal is acceptable when assessed against the criteria under SPP3.7 and the Guidelines.</p>
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	
<ul style="list-style-type: none"> • P2354 planning approval to relocation of layer hen egg production business to the subject site dated 29 August 1994. 	

<ul style="list-style-type: none"> • P99119 planning approval for a Rural Industry (Expansion of Existing Poultry Farm). Approval for a barn for poultry shed dated 3 June 1999. • P211408 planning approval for Animal Husbandry (Four Mobile Poultry Sheds & Free Range Yards, Water Tanks & Silos). • P215246 Extension to Term of Planning Approval P211408 dated 15 June 2015. • P217314 Amendment to Planning Approval P211408. 	
Advertising/Agency Referrals	
<p>Has the application been referred to adjoining landowners/agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>The original application for an 'Abattoir & Rural Industry (Poultry, Meat & Egg Production)' was referred to land owners within a 2km radius of the site. The original application was also referred to the Department of Health, Department of Primary Industries & Regional Development & the Department of Water & Environmental Regulation (DWER).</p> <p>DWER advised: <i>"The proposal is located in a Public Drinking Water Supply Area (PDWSA) under the 'Country Areas Water Supply Act, 1947' (CAWS) and 'Country Areas Water Supply By-laws 1957' (Bylaws) and the activity (abattoir) is an incompatible use... The proposal is not supported by the Department... the abattoir is not a permitted use"</i>.</p> <p>The application was amended to remove the Abattoir component. The amended application was referred back to DWER for comments as part of the assessment. The relevant and final advice of the referral agencies is summarised below.</p>	
<p>Has a submission been received by Council?</p> <p>The proposal generated five public submissions including two of support and one raising a number of questions. No objections to the proposed egg grading facility were received.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>No. received: 5</p>
Details of Objections/Concerns	Officer Comment
<ul style="list-style-type: none"> • Odour impacts from the abattoir. • Traffic. • Vermin impacts. • Inadequate entry/exit to the site. • Waste management concerns (processing of animal carcasses onsite; waste water management given no mains supply; solid waste disposal location; source of stock to be processed; stock numbers processed each day; hours of operation; & environmental impacts). 	<p>The concerns and queries raised in the advertising period relate to the Abattoir and no objections or queries were raised in relation to the egg grading facility. The concerns were addressed in the modified proposal by removal of the Abattoir.</p>
Agency Comments	Officer Comment
<p>Department of Water & Environmental Regulation (DWER): The landuse activities, either 'poultry farm – free range', or 'poultry farm – housed', are classified as compatible with conditions in a Priority 3 (P3) area, defined and managed to maintain the quality of the water source, with the objective of risk management.</p> <p>The Department of Water and Environmental Regulation (Department) Water Quality Protect Note (WQPN) 25 'Land use compatibility tables for public drinking water source areas, 2016' provides guidance with regards to development applications such as that at Lot 103 Rosa Brook Road.</p> <p>With regards to water supply and effluent disposal:</p> <ul style="list-style-type: none"> • Water supply – it is noted that an application has been lodged with the Department for a bore and licence to pump water to the dam to supply the proposed activity. The Shire should ensure the proponent has an adequate water supply available for the activity. • Effluent Disposal - the proponent has indicated that an effluent disposal system will be according to the 'Government Sewerage Policy 2019', which will ultimately be the responsibility of the Shire. <p>The Department has no objection to the proposal, which can be managed through appropriate conditions in the Shire's development approval.</p>	<p>Water supply is proposed with onsite water storage in tanks sourced from roof runoff. Effluent is to be managed on site and appropriate applications are to be lodged with the building permit. Separation from groundwater has been demonstrated with geotechnical assessments for the site. DWER's advice of 'no objection' is noted.</p>

<p>Department of Primary Industries: <i>'DPIRD does not object to the proposed Abattoir and Rural Industry...as no additional nutrients will be released into the environment...'</i>. A third party auditor is suggested to ensure waste generated through the abattoir is conducted as approved.</p>	<p>Comments are noted. The Abattoir has been removed from the proposal.</p>
<p>Department of Health: The development is required to be accordance with the Government Sewerage Policy 2019. Access to a sufficient supply of potable water is required. Onsite waste water systems in accordance with Australian Standards. Minimum 2m clearance from ground water required. Egg production is required to comply with the Food Standards Code. The business is required to be registered with the Shire under the Food Act 2008 and DOH advised with operational.</p>	<p>DOH comments are reflected as relevant conditions, or, as advice where enforceable under separate legislation. Adequate separation from groundwater has been demonstrated with submission of geotechnical reports.</p>
Internal Department Comments	Officer Comments
<p>Infrastructure: The existing access is located on the southern side of Rosa Glen Road, approximately 160m West from the Jindong Treeton and Rosa Brook Road intersection. The existing access onto Rosa Brook Road is a potential road safety issue due to the inadequate sight lines of the proposed developments crossover when assessed against Ausroads Road Design, Part 3, Geometric Design, section 5.3 - Stopping Sight Distance (SSD). A Traffic Impact Statement (TIS) is required.</p> <p>1. As an outcome of the TIS submitted, the Shire is willing to consider the reduction of the speed zone, with a likely staff recommendation to support this measure. The applicant should have their consulting engineers draft the request for the change in speed zones in accordance with the MRWA Policy (see requirements provided below). The Shire will assess the request and submit it to MRWA with a letter of recommendation. This is not a guarantee that MRWA will change the speed zone as they will assess the request and apply their criteria when deliberating on the reduction and road environment.</p> <p>2. Some crown-lifting and some minor clearing of vegetation on the road verge and frontage of the site may be required to facilitate sight distances. So unnecessary clearing doesn't occur the trees are required to be shown on a feature survey and delineated on site plan. This is recommended to be addressed through a separate permit process as required upon application to the Shire.</p> <p>3. The Shire supports the sealing of the access way.</p> <p>4. The Shire supports the proposed Trucks Entering advance warning signs subject to the provision of a plan showing the proposed location and separation from the crossover of the signs to comply with Australian Standards. Details to be provided with the relevant application.</p>	<p>A TIS was submitted in response to the issues raised by Infrastructure Services. Outcomes of the TIS can be summarised as follows:</p> <p>Insufficient sight distances exist from the existing crossover with the 100km/hr speed limit even with modification to vegetation.</p> <p>Recommendations for the proposed development are:</p> <ul style="list-style-type: none"> The Shire is requested to consider introducing a speed reduction from 100km/hr to 80km/hr for Rosa Brook Road from approximately 150m east of Jindong Treeton Rd and verge vegetation to be removed within the sight distance corridor as shown on the plan for 80km/hr speed limit. Reducing the speed & removal of the vegetation will provide sight distances required for the development. The crossover to be sealed a minimum 20m from existing edge of Rosa Brook Road seal to provide a hardstand and improve the safety for exiting and entering vehicles by reducing the risk of wheel spin while improving the integrity of Rosa Brook Road edge. Ongoing maintenance of verge including pruning and slashing to maintain the clearing required for the sight distance required. A "Vehicle/Truck Entering" warning signs to be located approximately 100m past SSD extent either side of the driveway. <p>The proponent verbally advises that they are lodging an application with Main Roads WA to amend the traffic speed on Rosa Brook Road. The speed limit is managed and determined by Main Roads in consultation with the Shire. The Infrastructure section confirm support to the application for the reduction in the speed limit as proposed.</p> <p>The proposal would involve relocating the egg grading from an offsite facility to the proposed onsite facility. As advised by the proponent, eggs are currently moved off site, packaged off site and then returned to the site. With the proposal, truck movements will be reduced by 6 truck visits (or 12 movements) per week. There will be slightly more staff attending the site but less truck movements. It is noted that this is an existing approved use for the</p>

		egg production, the site already operates with truck movements for egg processing, proposed measures would improve the access arrangements (e.g road warning signs and vegetation modification) and the increase in staff numbers is relatively low. The proposed changes to the access are considered acceptable and sufficient to support the development proposal. The proposed changes to the access are recommended to be reflected in recommended conditions of any approval.	
Environmental Health:		Egg grading does not rely on an egg washing process, therefore the water supply demand is for the broader facility rather than the industry component. The facility is proposed to be serviced with two 135,000litre water tank to a potable water standard which is considered acceptable.	
<ul style="list-style-type: none"> ▪ The proposed activity must comply with the Food Act 2008 and the Australia New Zealand Food Standards Code and relevant Australian Standards specifically. ▪ Standard 4.2.5 Primary production and processing standard for eggs and egg product. ▪ The approved development/use of premises shall not cause or allow any material prescribed in the Environmental Protection (Unauthorised Discharges) Regulations 2004, to be discharged into the environment. ▪ The development is to provide a potable water source in accordance with The Australian Drinking Water Guidelines. 			
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 type="checkbox"/> Yes	<input type="checkbox"/> No
Officer Comment	<p>The development would be setback 23m from the western boundary and 65m from the eastern boundary. The location of the car park within 30m of the front boundary involves a variation to the development setback standards under the Scheme. The variation is considered acceptable noting the ground level slopes from northeast to southwest with Rosa Brook Road set at higher ground level relative to the development site. The presence of the car park in the front setback would be of low scale and visual impact when viewed from off site. This aspect of the proposal did not raise objections during the submission period. The variation is considered to be acceptable and is recommended to be supported.</p> <p>The site exists in Special Control Area 1 (SCA1) the Margaret River Priority 3 Water Catchment Area. The objective of the area is to minimise the risk of pollution to the public drinking water source. The application was referred to the DWER in accordance with Scheme clause 6.4.1.2. The advice of DWER confirms that the land use proposal is a 'compatible' land use in the area and is supported with appropriate conditions. The use is considered acceptable in the SCA1 subject to provision of a potable water supply and management of waste in accordance with the Shire's Environmental Health legislative standards.</p>		
Car Parking			
LPS1 / R Codes Requirement	Car Bays Required - <10>	Car Bays Proposed -<12>	
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	One proposed	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply	
Officer Comment	Schedule 8 of the Scheme does not provide a specific parking standard for a Rural Industry. A standard for industrial uses is provided as 1 bay per 50m ² net lettable area. The proposal has a nett lettable area of 520m ² and generates a requirement for 10.4 parking bays.		

	A total of 12 car parking bays are proposed, including one 'accessible' bay, in addition to a truck parking bay and a loading bay.	
Building Height		
Scheme / Policy Requirement	Wall - 7m	Roof - 8m
State the proposed building height	Wall - 5m Roof - 6.2m	<input checked="" type="checkbox"/> Complies <input type="checkbox"/> Doesn't Comply
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	
ii. Has adequate provision been made for the landscaping and protection for any trees or other vegetation on the land?	No vegetation proposed to be removed.	
iii. Has adequate provision been made for access for the development or facilities by disabled persons?	Yes accessible bays to be provided.	
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?	Not applicable to commercial building	
Other Comments		
Any further comments in relation to the application?		
Officer Comment	The original proposal for the Abattoir and Rural Industry raised a reasonably strong level of interest. The concerns raised were in relation to the Abattoir land use and not the egg grading facility. In response to the concerns and the advice of DWER, the application was amended to remove the Abattoir component. The advice of DWER to the amended application confirms the suitability of the land use in the zone. The proposal was assessed by the Shire's Infrastructure section. A TIS was submitted to respond to concerns raised about sight lines from the entry/exit onto Rosa Brook Road. The TIS demonstrates that the constructed access would be acceptable with appropriate conditions to improve sight lines and provide advance warning. The access arrangement as proposed is considered acceptable and the amended application is recommended for conditional approval.	

OFFICER RECOMMENDATION

That the Manager of Planning and Development Services 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 Rural Industry (Egg Grading Facility) at 1432 (Lot 103) Rosa Brook Road, Rosa Brook 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 the Shire on 24 February 2021 and P2 and P3 received at the Shire on 8 January 2021.
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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.
- The access point, crossover and driveway onto the site from the gazetted road shall be restricted to that shown on the Traffic Impact Statement and attached drawings (by Urbanise Engineers dated 4 March 2021).
- Prior to commencement of works, the applicant shall make suitable arrangements with the Shire for installation of advance warning signs as a direct consequence of this development.

5. Prior to commencement of works, the applicant shall make suitable arrangements with the Shire for modification of road side vegetation as a direct consequence of this development.
6. Prior to occupation of the development, vehicle **crossovers** shall be constructed to minimum standard two coat bitumen seal and designed, constructed and drained in accordance with the Shire's crossover standards and specifications and the Traffic Impact Statement and attached drawings (by Urbanise Engineers dated 4 March 2021).
7. Prior to lodging a building permit application, a detailed **Vehicle Parking Construction Plan(s)** shall be prepared to the satisfaction of the Shire and submitted to the Shire showing construction details and drainage disposal method. The Shire's written acceptance of the Vehicle Parking Construction Plan(s) must be submitted at the time of lodging a building permit (refer to advice note 'c').
8. Prior to occupation of the development, vehicle parking areas shall be designed, sealed, drained and thereafter maintained in accordance with accepted **Vehicle Parking Construction Plan(s)**, the Australian Standard AS 2890 (refer to advice note 'c').
9. Disabled parking bay and statutory signs shall be located convenient to the building entrance and shall be designed in accordance with AS2890.6 Parking Facilities Part 6: Off street Parking for People with Disabilities to the satisfaction of Local Government.
10. All loading and unloading shall take place within the boundaries of the premises.
11. At all times, all stormwater and drainage run-off from the development shall be detained within the lot boundaries and managed to predevelopment flow regimes in accordance with the Shire of Augusta Margaret River's Standards & Specifications.
12. The development is to provide a potable water source in accordance with The Australian Drinking Water Guidelines. Details to be submitted with the building permit.
13. A minimum 120,000 litre rain water tank or alternative potable water supply shall be supplied for the Rural Industry. A further 10,000 litre minimum water supply for firefighting purposes shall be provided in a separate tank on the subject site. Water tanks shall be installed prior to the occupation and thereafter maintained. To enable standardisation of fire brigade access, each private domestic vessel (water tank) shall be fitted with a single 80mm female camlock fitting, maintained in a correct operating condition and adequately sign posted at all times at the property owner's expense.
14. The development or use of the land shall not cause or permit to cause the escape of dust, smoke, fumes, offensive matter or foul odours in such quantity or of such nature as to unreasonably impact on the amenity of the locality.
15. Prior to occupation of the development, a Bushfire Emergency Evacuation Plan (BEEP) shall be prepared and submitted to the Shire. The BEEP shall be displayed in a conspicuous location within the development.

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) The proposed activity must comply with the Food Act 2008 and the Australia New Zealand Food Standards Code and relevant Australian Standards specifically.
- c) ALL Class 2-9 buildings (commercial) require a Certified Application to be submitted when applying for a Building Permit. Proponents are advised to engage a registered Building Surveyor Contractor to assist with the development prior to Building Permit stage. Go to the Building Commission website for further information <http://www.buildingcommission.wa.gov.au>.
- d) Engineering plans are required to be submitted to the Shire's Asset Services department. Please liaise with the Shire's Infrastructure Services section on 9780 5274.

- e) Works in a road reserve, including any pruning or clearing of vegetation, are prohibited without first obtaining written approval of the Shire. The proponent will be required to submit and implement a Traffic Management Plan for all works in a road reserve. The TMP is required to be prepared by a licenced Traffic Manager in accordance with MRWA Traffic Management Code of Practice and Australian Standards AS1742.3-2002 for any works on or within the road reserve (including road).
- f) The Rural Industry, the subject of this approval, shall not cause or allow any material prescribed in the *Environmental Protection (Unauthorised Discharges) Regulations 2004*, to be discharged into the environment.