

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 9 March 2021

ATTENDANCE **Angela Satre, Jacinta Hall, Chris Wenman, Lucy Gouws, Don Bothwell**

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
04/03/2021	A12465	4 (Lot 369) Mahoney Street, Margaret River	Bed & Breakfast	P221151
04/03/2021	A7977	37 (Lot 135) Grunters Way, Gnarabup	Holiday House (Renewal)	P221152
04/03/2021	A760	46 (Lot 25) Isaacs Road, Margaret River	Outbuilding/Cubby House	P221153
04/03/2021	A8269	6 (Lot 162) Bottlebrush Drive, Margaret River	Bed & Breakfast (Renewal)	P221154
05/03/2021	A11757	2 (Lot 111) Andrews Way, Margaret River	Small Bar	P221157
05/03/2021	A6413	20 (Lot 15) Riedle Drive, Gnarabup	Grouped Dwelling	P221158
09/03/2021	A9609	22 (Lot 336) Flora Grove, Molloy Island	Jetty Addition	P221161
09/03/2021	A1766	3 (Lot 42) Dawson Terrace, Augusta	Shed Addition	P221162
09/03/2021	A12443	104 (Lot 291) Leschenaultia Avenue, Margaret River	Retaining & Fence Addition	P221163
10/03/2021	A6465	11 (Lot 233) Bandicoot Close, Gnarabup	Holiday House (Renewal)	P221171
10/03/2021	A9099	23 (Lot 5) Fresian Street, Cowaramup	Warehouse	P221172
10/03/2021	A10169	14 (Lot 871) Betts Court, Margaret River	Holiday House (Renewal)	P221173
10/03/2021	A1853	Location 4598 (Lot 500) Miamup Road, Cowaramup	Book Exchange	P221174

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
04/03/2021	A12189	10 (Lot 14) Copse Way, Cowaramup	Ancillary Accommodation, Garage and Rainwater Tank	221146
04/03/2021	A5368	659 (Lot 21) Boodjidup Road, Redgate	Commercial Shed	221147
04/03/2021	A13076	19 (Lot 1) Yornitj Drive, Witchcliffe	Single Dwelling	221148
04/03/2021	A9723	94 (Lot 341) Brookfield Avenue, Margaret River	Shed	221149
04/03/2021	A13211	15B (Lot 562) Coronation Street, Margaret River	Single Dwelling	221150
04/03/2021	A9581	23 (Lot 341) Honeysuckle Glen, Cowaramup	Single Dwelling	221151
04/03/2021	A11062	19 (Lot 80) Humble Way, Margaret River	Single Dwelling	221152
05/03/2021	A12227	Unit 3, 111 (Lot 200) Bussell Highway, Margaret River	Shop Fitout	221153
05/03/2021	A12825	8 (Lot 221) Walilya Way, Witchcliffe	Single Dwelling	221154
05/03/2021	A8367	4 (Lot 63) Thomasia Court, Augusta	Single Dwelling	221155
05/03/2021	A13209	51B (Lot 72) Trinder Drive, Margaret River	Single Dwelling, Studio, Shed and Rainwater Tank	221156
09/03/2021	A12064	4 (Lot 67) Mc Dowell Road, Witchcliffe	Single Dwelling and Rainwater Tank	221157
05/03/2021	A12088	23 (Lot 217) Coracina Avenue, Witchcliffe	Ancillary Accommodation	221158
07/03/2021	A7466 A1701	112 (Lot 521) Victoria Parade, Augusta	Two Storey Dwelling and Carport	221159
08/03/2021	A12604	13 (Lot 412) Dunnart Close, Margaret River	Single Dwelling, Studio and Garage	221160
08/03/2021	A13035	37 (Lot 27) Tallwood Loop, Witchcliffe	Single Dwelling and Rainwater Tank	221161
09/03/2021	A13145	19 (Lot 21) Mannitj Place, Witchcliffe	Single Dwelling and Rainwater Tank	221162

08/03/2021	A5995	12 (Lot 512) Hurford Road, Augusta	Single Dwelling	221163
08/03/2021	A11559	1 (Lot 4) Mackay Road, Witchcliffe	Single Dwelling	221164
09/03/2021	A3849	394 (Lot 67) Kevill Road West, Margaret River	Shed and Rainwater Tank	221165
10/03/2021	A159	12503 (Lot 1) Bussell Highway, Karridale	Shed	221167
10/03/2021	A9526	46 (Lot 28) Wallcliffe Road, Margaret River	Retaining Wall	221168

SUBDIVISIONS DETERMINED

Nil

LEVEL 1 APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
09/09/2020	Lucy Gouws	673 (Lot 152) Rosabrook Road, Rosabrook	Holiday House (Large)	Approved	P220525
21/12/2020	Lucy Gouws	29 (Lot 15) Allnut Terrace & 54 (Lot 501) Blackwood Avenue, Augusta	Grouped Dwellings x 4	Approved	P220831
08/01/2021	Lezia Sandon	17 (Lot 40) Ewing Street, Augusta	Single Dwelling	Approved	P221019
21/01/2021	Leigh Medlen	10B (Lot 332) Churchill Avenue, Margaret River	Holiday House	Approved	P221057
28/01/2021	Lina O'Halloran	394 (Lot 67) Kevill Road, Margaret River	Dwelling Addition (Outbuilding)	Approved	P221071
28/01/2021	Lina O'Halloran	44 (Lot 85) Riedle Drive, Gnarabup	Single Dwelling Addition (Outbuilding)	Approved	P221082
11/02/2021	Don Bothwell	4 (Lot 9) Dobbins Place, Witchcliffe	Dwelling Addition (Swimming Pool Outside Building Envelope)	Approved	P221111
11/02/2021	Lina O'Halloran	9 (Lot 69) Timber Court, Cowaramup	Section 40 (Wholesale Liquor Sales)	Approved	P221115

LEVEL 2 APPLICATIONS for determination

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
28/02/21	Lucy Gouws	Unit 1 / 12 (Lot 2281) Riedle Drive, Gnarabup	Camping Ground & Outbuilding (Sea Container)	Conditional approval	P221079
08/01/21	Don Bothwell	10 (Lot 34) Tallwood Loop, Witchcliffe	Building Envelope Variation	Conditional approval	P221018

MANAGEMENT OF VEGETATION ON SHIRE RESERVES

Nil

LOCAL LAW PERMITS

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
02/03/2021	Catherine Gardiner	31 (Lot 1003) Wallcliffe Road, Margaret River	Variation to Local Law Permit P220539 - Margaret River Skate School - add 3 x primary school classes Margaret River Skate Park	Approved	P221164

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 Camping Ground & Outbuilding (Sea Container) (Extension of Term)
At U/12 (Lot 2281) Riedle Drive, Gnarabup

Major (Level 2)

P221079; PTY/8546

REPORTING OFFICER : Lucy Gouws
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	6014m ²
Zone	Tourism
Proposed Development	<p>Planning approval is sought to allow the Site to continue to be used as a Camp Ground for 8 tents, for a maximum of 16 guests and to allow an outbuilding (sea container) to remain on the Site in association with the Camp Ground. A 12-month planning approval (ref P219475) was granted in February 2020.</p> <p>The Camp Ground is operated in association with an existing tour company. The Camp Ground is not open to the public and can only be booked through the tour operator. This arrangement allows the tour operator to have strict control over which guests can stay.</p> <p>The sea container is 14.4m² and 2.4 metres high and is used for storage ancillary to the Camp Ground. The sea container is located in the south east corner of the site and is screened by existing vegetation.</p>
Permissible Use Class	'P'- Camp Ground is a permitted use in the zone.
Heritage/Aboriginal Sites	Nil
Encumbrance	None
Date Received	28/01/2021



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 (LDP's)	
Is the land in any Structure Plan Area or subject to a LDP?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, state the Policy/Policies	Gnarabup Beach Structure Plan
Officer Comment	The Gnarabup Beach Structure Plan indicates zoning for the site, but has no provisions relevant to the proposed development.
Planning History	
<p>In 1995 the Site was originally approved as a backpacker's lodge with a capacity of 80 beds (ref P2725). A backpacker's lodge is now classified as a 'Residential Building'.</p> <p>Planning approval (P219475) was granted on 4 February 2020 for 'Backpackers Lodge to Include Camp Ground and Outbuilding'. This approval was an amendment to an original approval (P2725) for development of the backpacker's lodge on the site and it limited site capacity to a total of 81 guests (65 in the backpackers and 16 in the Camp Ground). Accordingly, the subject recommendation includes the same condition(s) relevant to the capacity of the site including the backpacker lodge.</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 No. received: 1 x Support 1 x Objection Note: 25 Objections were received to the previous DA
Details of Submission	Officer Comment	
Objection: "I see no provision for additional parking...my concern is with regard to services in association with the tents, evacuation in an emergency and additional parking for visitors dropping in to meet with guests..".	<p>The Camp Ground is not open to the public, or available for the general public to book. The Camp Ground only provides accommodation for customers of the tour company. Guests of the Camp Ground park within the Surfpoint Resort.</p> <p>Facilities of the Surfpoint Resort serve the Camp Ground. The kitchen and ablution facilities have been assessed by the Environmental Health Department and are found to be acceptable.</p> <p>To address evacuation and emergency procedures a Bushfire Emergency Evacuation Plan (BEEP) was submitted with the previous application and approved by the Shire's Emergency Services Officer. The BEEP will remain in place, and is required to be displayed at all times the Camp Ground is in operation.</p> <p>No concerns have been raised with the operation of the Camp Ground over the past 12 months. Whilst the submission raises concerns with the lack of parking, no specific reference has been made to the Camp Ground causing issues or operational concerns.</p>	
Assessment of Application		
Is the land referred in the Heritage Inventory?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any Contributions applicable?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are there any compliance issues in relation to existing development?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Development Standards (Schedule 9)		
Are the development Standards applicable?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Officer Comment	<p>No changes are proposed to the previous approval.</p> <p>The previous application included the following setbacks for the sea container:</p> <ul style="list-style-type: none"> - A 4m side setback to the side (eastern) boundary; and - A setback of 1m from the rear (southern) boundary. <p>Pursuant to Scheme Schedule 9, the side boundary setback is to be set having regard to the likely impacts of the proposed development on adjoining properties. The Scheme Schedule 9 also provides a 5m setback standard for the rear boundary. Given the sea container is low in height and scale and no objections have been received regarding this structure, support to the continued installation of the container on the site is recommended.</p>	
Car Parking		
LPS1 / R Codes Requirement	Car Bays Required - 10	Car Bays Proposed - 0
<p>The development relies on a variation to the required parking. The Camp Ground generates an additional 10 parking bays, however, the proposal is to continue to operate the Camp Ground as per the previous approval where a management plan controls which guests can stay at the Camp Ground and therefore parking demand.</p> <p>The assessment report for the original application (P219475) also notes that due to the reduction in guest numbers for the backpackers, there was no increase in the maximum number of guests permitted to stay on the site. The parking needs are not therefore effectively being increased from that arising from the original approved development on site.</p> <p>A parking management plan was previously submitted and limits guests of the Camp Ground to arrange bookings through the tour company. Guests are limited to only arrive to the site by tour bus. Guests are made aware of the transport arrangements in advance. There is adequate space on the Site for the tour bus to park.</p> <p>The parking arrangement is recommended to be continued.</p>		
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	<p>The Backpacker Lodge is now classified as a Residential Building. This use referenced in the recommended conditions of approval by maximum capacity of the site.</p> <p>Clause 77 (a) of the deemed provisions allows a landowner to <i>amend an approval by extending the period within which and development approval must be substantially commenced</i>. This application is to extend the previous approval for the Camp Ground and the installation of the sea container.</p>	
In the opinion of the officer		
i. Are utility services available and adequate for the development?	No changes.	

i.	Has adequate provision been made for the landscaping and protection for any trees or other vegetation on the land?	No vegetation is to be removed, and landscaping as per the previous approval has been planted as per the approved landscaping plan.
ii.	Has adequate provision been made for access for the development or facilities by disabled persons?	n/a
iii.	Is development likely to cause detriment to the existing and likely future amenity of the neighbourhood?	None.
iv.	Is the development likely to comply with AS3959 at the building permit stage?	n/a
Other Comments		
Any further comments in relation to the application?		
Officer Comment	Conditional approval is recommended and the same conditions are to be applied with the exception of a three (3) year approval timeframe.	

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 Camping Ground & Outbuilding (Sea Container) at U1/12 (Lot 2281) Riedle Drive, Gnarabup 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 by the Shire 9 August 2019
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- The Camp Ground use is limited to a period of **three (3) years** from the date of this approval (refer to advice note b).
- Guests for the Camping Ground are only permitted to travel to and from the subject site by prior booked tour bus.
- The outbuilding (sea container) shall be used solely for purposes incidental and ancillary to the Camp Ground use of the land.
- The outbuilding (sea container) shall not be used for human habitation.
- The walls and roof of the outbuilding 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.
- The Bushire Emergency Evacuation and Fire Management Plan shall be displayed in a conspicuous location within the development at all times.
- All vehicles connected with the premises shall be parked within the boundaries of the property.
- The Camping Group shall not be occupied by more than sixteen (16) guests, and the backpackers lodge is limited to no more than 65 guests. A **total of 81 guests** is permitted on the site at any one time.
- Management plan shall be provided to all guests and shall be displayed within a prominent position within Surfpoint Resort.
- Amplified music shall not be played outside between the hours of 10pm and 10am.
- All vehicles and boats connected with the premises shall be parked within the boundaries of the property.

ADVICE NOTES

- You are advised of the need to comply with the requirements of the following other legislation:
 - 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*;
 - Health (Miscellaneous Provisions) Act 1911* and Department requirements in respect to the development and use of the premises; and
 - The *Bush Fires Act 1954* as amended, Section 33(3), Annual Bush Fires Notice applies to this property.
- A new planning application seeking approval should be submitted 90 days before the expiry of this approval, along with the appropriate planning fee.

- c) Noise emissions resulting from the development or use of the land shall not exceed the assigned levels in the Environmental Protection (Noise) Regulations 1997, and shall not unreasonably interfere with the health, welfare and amenity of an occupier of another premises.
- d) Additional fire-fighting equipment will be installed in the glamping area prior to opening to the public in accordance with Division 10 of the Caravan Parks and Camping Grounds Regulations 1997.
- e) The development is subject to the provisions of the Caravan Parks and Camping Grounds Act 1995, the Caravan Parks and Camping Grounds Regulations 1997, and the Shire of Augusta-Margaret River Health Local Laws 1999.



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

Proposed Building Envelope Variation
10 (Lot 34) Tallwood Loop, Witchcliffe

Major (Level 2)

P221018; PTY/13041

REPORTING OFFICER : Don Bothwell
 DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	9202m ²
Zone	Future Development (Residential R2 under Local Structure Plan)
Proposed Development	<p>Planning approval is sought to vary a building envelope.</p> <p>The current size of the building envelope is 592m² with the new amended building envelope proposed at a slightly smaller size at 559m².</p> <p>The applicant has advised that the intention of the proposal is to more effectively fit the footprint of the dwelling in a more uniform shape than the awkward shape of the existing building envelope. In addition, the new location of the envelope is further away from the significant vegetation in the eastern portion of the site.</p> <p>The proposal plan depicts an indicative dwelling, shed and tank within the proposed envelope (refer to Figure 3). This development is not however the subject of assessment which would occur at a later date. It is only the location of the building envelope that is proposed in the application.</p>
Permissible Use Class	A building envelope is not a use class but can be varied in accordance with Clause 5.10 of LPS1. A Single Dwelling is a Permitted use in the zone.
Heritage/Aboriginal Sites	None Identified.
Encumbrance	None Identified.
Date Received	08/01/2021



Figure 1: Location Plan



Figure 2: Site Plan/Aerial Extract

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	Witchcliffe Village Strategy 2012
Officer Comment	The proposal is consistent with the provisions of the strategy.
Structure Plans and Local Development Plans (LDP's)	
Is the land in any Structure Plan Area or subject to a LDP?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, state the Policy/Policies	<ul style="list-style-type: none"> Leeuwin Parklands Estate Witchcliffe Local development Plan (LDP) Lot 112 Bussell Highway, Witchcliffe – Structure Plan (LSP)
Officer Comment	The proposal involves a variation to the LDP in terms of the depicted envelope for this site and effectively the cross reference to the setback table in the LDP that states “setbacks as per the Building Envelope”.
Planning History	
None Identified.	
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
Details of Submission	Officer Comments
<ul style="list-style-type: none"> Concern that when the shed is added to an already long building and tanks it will end up being very close to boundary fence and very “in my face”. 	<p>The proposed rear setback for the envelope would be akin to the setbacks for envelopes on the neighbouring lots on Tallwood Loop directly to the west. The proposed location of the envelope would be consistent with the 10m setback standards under the Residential Design Codes for a site of this density. The location of the proposed envelope would also be setback least 58m from the affected envelope on the neighbouring site. The setback to the rear (northern) boundary is considered unlikely to result in an undue impact to adjoining properties in terms of building bulk, access to direct northern sunlight, ventilation or privacy.</p> <p>The indicative shed is shown abutting the dwelling creating a cluster of development. Notwithstanding, the location of the shed would be determined at a later date and subject to assessment against Local Planning Policy 1 and the Residential Design Codes.</p>

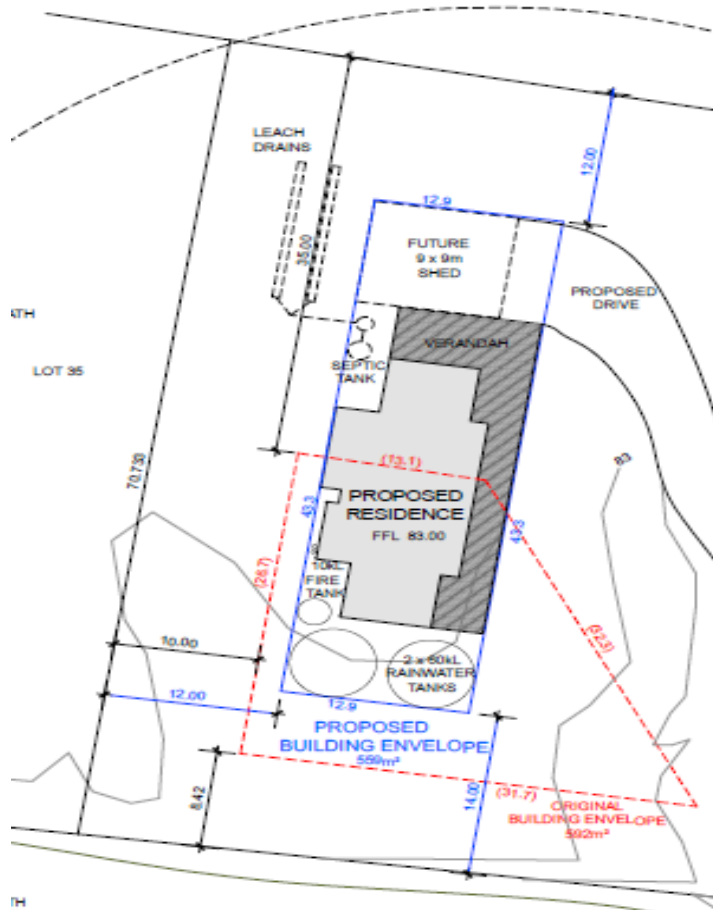


Figure 3: Site Plan Extract (Existing & Proposed Envelopes)

- If there was some way of relocating the tanks or shed or moving everything at least 5 metres towards Tallwood Loop it would be a more acceptable proposition.

The new proposed location of the building envelope is situated further away from the significant vegetation on the east portion (refer to Figure 2). The building envelope is smaller in size than the existing envelope. The shape and size of the proposed building envelope has been determined by the asset protection zone (APZ) setback requirements guided by the BAL report for the property.

The location of the shed is indicative and would be subject to a later assessment including assessment of streetscape impacts.

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
As per LDP, setbacks for the subject lot are as per the building envelope. Notwithstanding, the proposal, with minimum 12m side and rear setbacks would meet the R-code deemed to comply development standards for setbacks to these boundaries.			
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 – 2 car bays	Car Bays Proposed – 2	
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		
Building Height			
Scheme / Policy Requirement	Wall - 7m	Roof - 8m	
Proposed building height	Wall – 3.8m	Roof – 4.1m	<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	<p>Yes. The proposed building envelope variation is consistent with the low-density residential character of the area.</p> <p>The proposal is consistent with Clause 5.10 of LPS1 relating to building envelopes as the zone objectives are not compromised. The modification will not negatively impact visually on the character of the area, will not increase bushfire risk and will allow for future development to be accommodated. In addition, the location of the building envelope 12m from the rear (north) boundary is not considered to have an adverse impact on the amenity of the northern adjoining property.</p> <p>The application does not propose to vary any specific LPS1 provisions and therefore is recommended to be supported.</p>
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?	Yes. The proposed building envelope is suitably located from existing vegetation on the lot and its location is largely being guided by the BAL assessment report.
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. The BAL report identifies there is no increased risk of bushfire for the proposed envelope location which is determined to have a BAL-19 rating. The applicant advises that new location of the building envelope is more desirable in relation to bushfire mitigation.
Other Comments	
Any further comments in relation to the application?	
Officer Comment	Conditional approval is recommended.

OFFICER RECOMMENDATION

That the Manager Planning and Development Services Grant 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 Building Envelope Variation at 10 (Lot 34) Tallwood Loop, Witchcliffe 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 by the Shire on 17 December 2020
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- The revised building envelope hereby approved, wholly replaces that previously applicable to the site.
- Clearing of vegetation is prohibited outside the building envelope, unless in accordance with the Bush Fires Act 1954 or required for the purpose of constructing an approved driveway, installing essential services, or removing dead or dangerous trees.

ADVICE NOTES

- You are advised of the need to comply with the requirements of the following other legislation:
 - 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*;
 - Health (Miscellaneous Provisions) Act 1911* and Department requirements in respect to the development and use of the premises; and
 - The *Bush Fires Act 1954* as amended, Section 33(3), Annual Bush Fires Notice applies to this property.