



Regional Development Assessment Panel Related Information

Meeting Date and Time: Tuesday, 14 April 2026; 9:30am
Meeting Number: RDAP/69

PART B – SHIRE OF AUGUSTA-MARGRET RIVER

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 13 (No.76) and Lot 14 (No.74) Blackwood Avenue, Augusta – Three Storey Mixed Use Development and 10 x Multiple Dwellings – DAP/25/03030
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations



PART B – SHIRE OF AUGUSTA-MARGRET RIVER

Submitter
Representative of the Augusta Community Development Association
Applicant
Sally Birkhead (Urbis) Dave Wilson – Director (WS Collective) Eve Kindon – Projects and Design (WS Collective) Patric Przeradzki (Plus Architecture) Bianca Lombardo (Plus Architecture) Paul Ghantous (Urbii Pty Ltd)
Officers/Technical Advisors in Attendance
Matt Slocomb (Coordinator, Planning Services) Nick Logan (Director Sustainable Development & Infrastructure Services)

1. Declarations of Due Consideration

2. Disclosure of Interests

Please note a standing declaration of interest, if the items on this agenda have been considered at the relevant local government council meeting or having attending a briefing session, the local government DAP members acknowledge that in accordance with section 2.4.5 of the DAP Code of Conduct 2025 they have declared that they had participated in a prior Council meeting or briefing in relation an item being determined at this meeting. However, under section 2.1.2 of the DAP Code of Conduct 2025, they acknowledged that they are not bound by any previous decision or resolution of the local government and undertakes to exercise independent judgment in relation to any DAP application before them, which will be considered on its planning merits.

3. Form 1 DAP Applications

3.1 Lot 13 (No.76) and Lot 14 (No.74) Blackwood Avenue, Augusta – Three Storey Mixed Use Development and 10 x Multiple Dwellings – DAP/25/03030

3.1.1 Deputations

A Representative of the Augusta Community Development Association speaking against the application at Item 3.1. The deputation will address the exceedance of the Planning Scheme height limits and other community concerns.

Sally Birkhead (Urbis) speaking in support of the application at Item 3.1. The deputation will address their support for RAR recommendation for approval, subject to several modifications to recommended conditions.



The Shire of Augusta-Margaret River may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

3.1.2 Additional Information

Nil

4. Form 2 DAP Applications

Nil

5. Section 31 SAT Reconsiderations

Nil



Deputation Request Form

Regulation 40(3) and DAP Standing Orders 2026 cl. 3.6

Must be submitted at least 72 hours (3 calendar days) before the meeting

Deputation Request Guidelines

Before requesting to present to a DAP please review the Responsible Authority Report that has been published on the DAP website and consider whether any previous comments have been adequately addressed.

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Representative of the Augusta Community Development Association
Company (if applicable)	Augusta Community Development Association
Relationship to proposed development	Community representative
Please identify if you have any special requirements:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If yes, please state any accessibility or special requirements: Powerpoint presentation capability (thumbdrive provided)



Meeting Details

DAP Name	14 Apr 2026 - No 69 - Shire of Augusta-Margaret River
Meeting Date	14/04/2026
DAP Application Number	DAP/69
Property Location	74-76 Blackwood Avenue, Taalinup Augusta

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is your deputation in support or against the <u>proposed development</u> ?	SUPPORT <input type="checkbox"/> AGAINST <input checked="" type="checkbox"/>
Will your deputation involve a presentation that requires power-point facilities?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Will you be attending in person or via electronic means	In person <input checked="" type="checkbox"/> Online <input type="checkbox"/>
I acknowledge that my deputation content <u>will be</u> published on the DAP website and circulated to the local government and applicant	YES <input checked="" type="checkbox"/>

Deputation Content*

Brief sentence summarising your deputation (To be included in the Related Information part of the agenda)	<i>The deputation will address:</i> Exceedance of the Planning Scheme height limits and other community concerns
--	---

Please provide your deputation content below or attach as a separate document. Any document must be provided in Microsoft word (.doc), PDF (.pdf), PowerPoint .pptx) or Image (.jpeg) format and be no more than 5MB.

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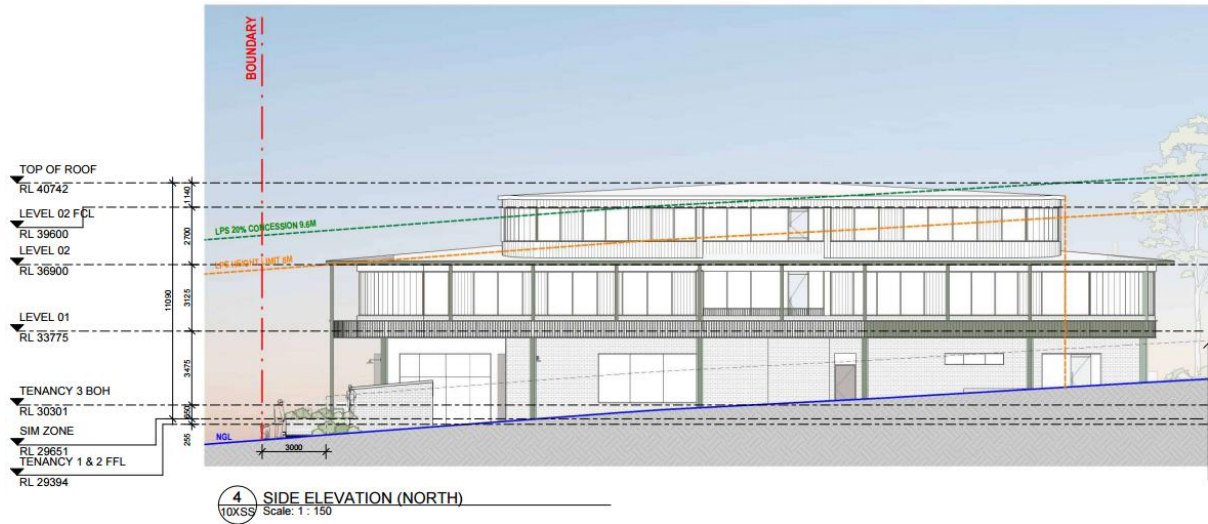


Figure 2 – excerpt from provided plans, showing planning scheme exceedance

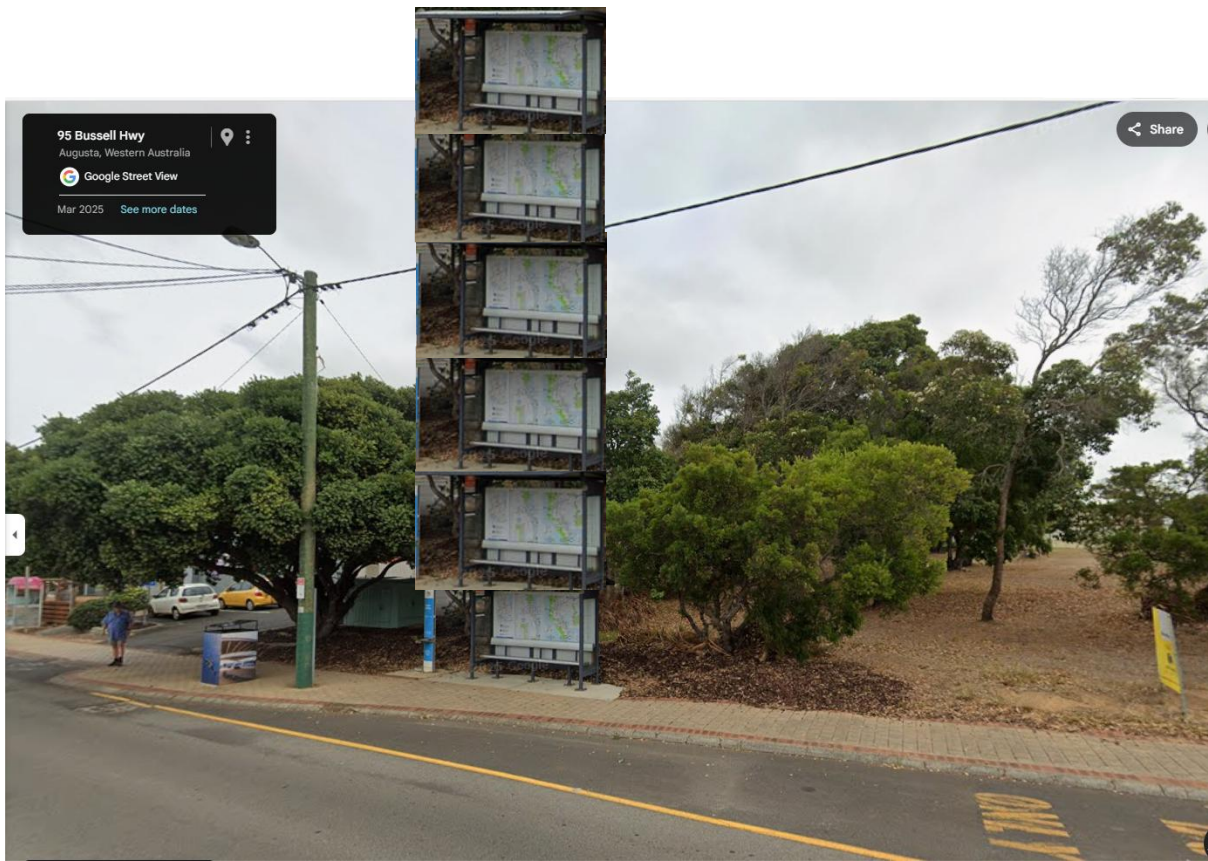


Figure 3 – excerpt from Streetview across Bussell Highway, with 5 additional superimposed ~2metre bus-stops

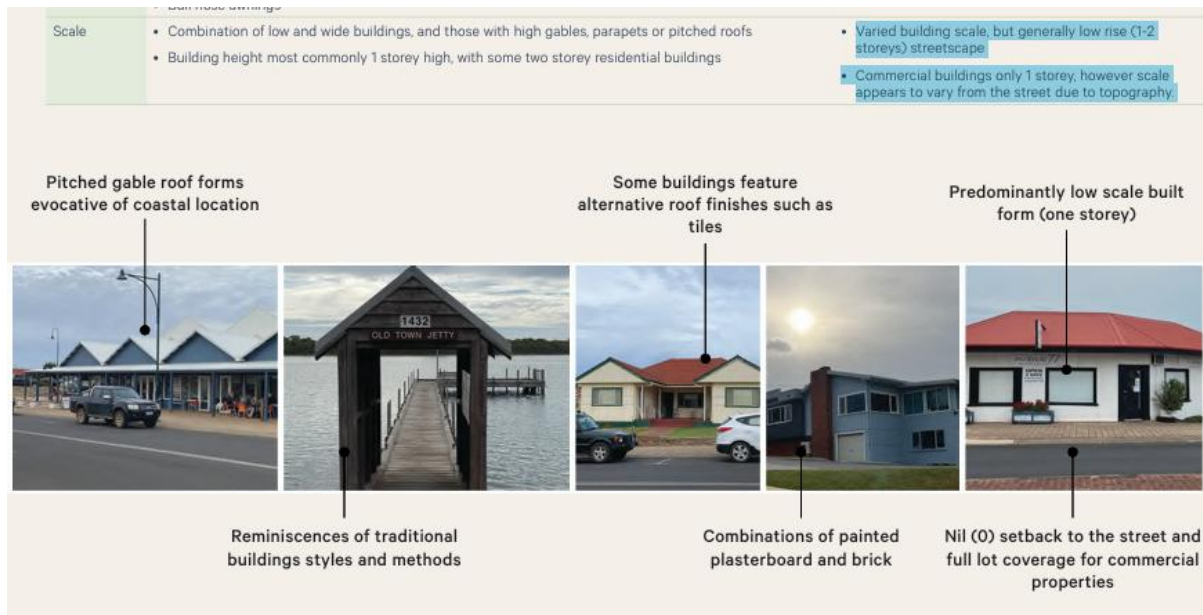


Figure 4 – excerpt from Augusta’s Character Study

Section 42.2 of the incoming Scheme 2 allows limited discretion for exceeding the 8-metre height standard only under specific criteria — none of which this proposal satisfies:

1. Site constraints do not prevent compliant construction on this lot.
2. Functional necessity is not demonstrated — the building can easily be functional within permitted height limits.
3. Character and amenity would be adversely impacted; a three-storey façade in the heart of the town centre is incompatible with surrounding one- and two-storey development and the established village scale.
4. Most importantly, the proposed height far exceeds the permissible discretion of 20%, or 9.6 metres — a measurable, objective limit.

To simply grant this development would therefore represent a clear and deliberate departure from both the current and imminent statutory planning frameworks.

Community Expectation and Precedent

Community sentiment has been consistent over many years: Augusta residents value the small-scale coastal village atmosphere and do not wish to follow the trajectory of over-development visible elsewhere in the region.

Recent public consultation, despite its timing over the December holiday period, still saw strong community engagement — with the majority of submissions explicitly opposing excessive height in the town centre. An online Community Sounding Board survey reiterated this concern. In less than a week, we received 92 responses, with 66.3% in opposition of 3 storeys in our town. The responses are attached for information.



Figure 5 – Sounding Board Results

It is also notable that across the Shire — including Margaret River, Cowaramup, and Witchcliffe — there is almost no precedent for a three-storey commercial building. The proposed structure would set an irreversible standard not only for Augusta but for every local town centre within the municipality.

Furthermore, since the incoming Scheme 2 intentionally reduced the size of Augusta's town centre by around 50%, it would be inconsistent with that carefully considered planning rationale to now facilitate vertical expansion within that smaller boundary.

Design and Visual Impact

While the design exhibits architectural merit, artistic quality cannot substitute for statutory compliance. The drawings omit accurate representation of the existing endemic trees, and even with setbacks, the building will dominate views from the main street and public realm. With the slope of the site, pedestrians will face an effective wall of built form. This is out of character and contrary to the intent of Augusta's low-key aesthetic.

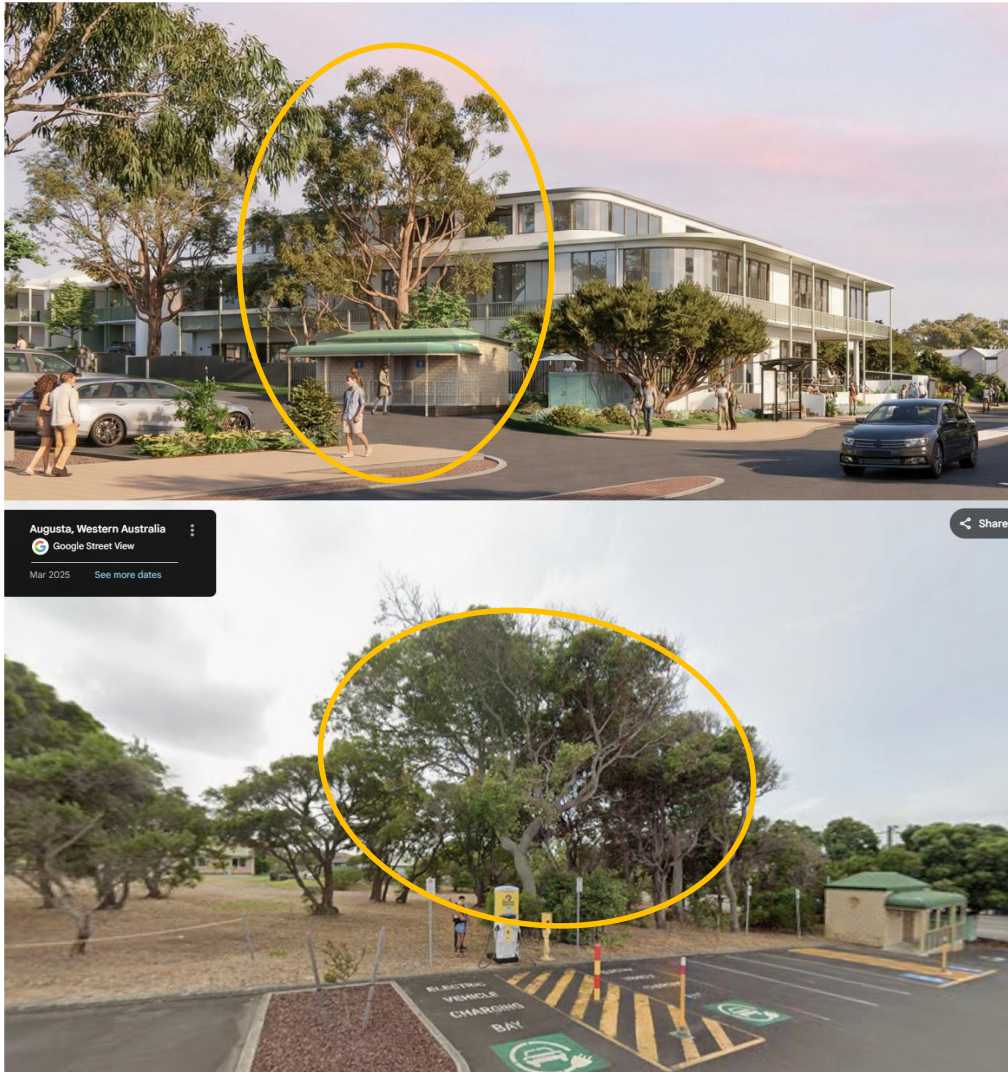


Figure 6 – excerpt from provided plans compared with snapshot from google streetview

Governance and Integrity of Planning Policy

Our concern extends beyond this single proposal. Repeated overturning of local planning decisions by higher authorities undermines the confidence of both community and shire officers who invest significant time and effort in strategic planning. Granting approval here would erode the integrity of the newly adopted planning scheme before it has even come into effect.

For these reasons, we respectfully but firmly urge the panel to uphold the integrity of Local Planning Scheme 2 and deny approval for height in excess of 9.6 metres for the commercial building, and 8 metres for the multiple dwellings building.

In essence, Condition 7 of the Shire Officer's report should be amended to "The Multiple Dwellings building shall not exceed **8** metres in height from natural ground level. The commercial building shall not exceed **9.6** metres in height from natural ground level."

We also request a condition ensuring that residential units are retained for long-term occupancy, reinforcing their contribution to local housing need rather than transient tourist use.

Conclusion

Taalinup Augusta remains one of the most distinctive and cherished coastal towns in Western Australia. Its modest scale is not a limitation — it is its identity. Growth can occur while respecting that principle.

On behalf of the Augusta Community Development Association and the Augusta Community, I urge you to preserve the intent of our planning framework, the character of our town, and the trust of its community.

Thank you.

‘Augusta is a coastal holiday town and regional centre that is the cul-de-sac of the Cape. It is a destination for visitors with hidden stories which underpin a truly unique settlement history, but is also an authentic, active, and open community – it’s a place where people want to be. Located where the river meets the ocean, its natural setting informs the way of life and is a point of difference to be celebrated and expressed through the environment and urban form.’

- Augusta Character Study Report: Character Statement

Augusta Character Study Report


“Quite often when we are attracted to an area, we forget the very reason why we made that commitment. Clean air, beaches, bush, small town feel, food, wine – the sweet life. Yet so often we then impose change. Create a sameness. Very soon it looks like the last place we lived...”

Rural Hamlet Design Handbook, 2009.

Scale

- Combination of low and wide buildings, and those with high gables, parapets or pitched roofs
- Building height most commonly 1 storey high, with some two storey residential buildings
- Varied building scale, but generally low rise (1-2 storeys) streetscape
- Commercial buildings only 1 storey, however scale appears to vary from the street due to topography.

Pitched gable roof forms evocative of coastal location



Some buildings feature alternative roof finishes such as tiles

Predominantly low scale built form (one storey)

Reminiscences of traditional buildings styles and methods

Combinations of painted plasterboard and brick

Nil (0) setback to the street and full lot coverage for commercial properties

Excerpt from Augusta's Character Study

ACDA SOUNDING BOARD: QUICK SURVEY ABOUT CHARACTER - 74-76 BLACKWOOD AVE DEVELOPMENT

3-STOREY AUGUSTA TOWN CENTRE? Developers have proposed a town-defining building in the heart of Augusta - with its height significantly exceeding the restrictions set by the AMR Shire Planning Scheme.

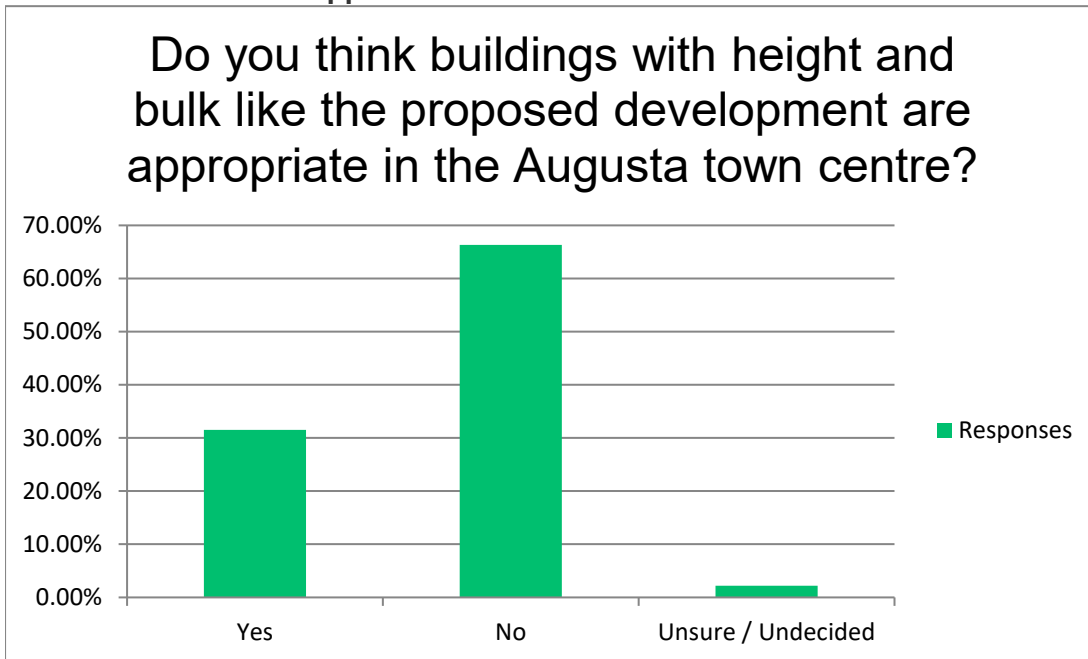
With reference to the proposed plans, do you think the allowed height for this development should be increased, to allow 3 storeys?

Answer Choices	Responses	
Yes	32.61%	30
No	66.30%	61
Unsure / Undecided	1.09%	1
	Answered	92
	Skipped	0



Do you think buildings with height and bulk like the proposed development are appropriate in the Augusta town centre?

Answer Choices	Responses	
Yes	31.52%	29
No	66.30%	61
Unsure / Undecided	2.17%	2
	Answered	92
	Skipped	0



Is there anything you'd like to add?

Answered

56

Skipped

36

Responses	Sentiment
The traffic congestion at this point of the Main Street is already significant in high tourist season let alone with the additional traffic this development brings. The building heights far exceed the local planning guidelines.	Negative
The are not offering enough parking either !!!	Negative
I do not agree with the proposal for future residents of the development to use public parking bays	Negative
The style and architecture of this building keeps within the streetscape setting and if anything makes it better but 3 storeys feels completely unnecessary in a quiet township.	Negative
There are several concerns to be addressed aside from visual impacts. The compliance with the BMP is overwhelming unproven. The line of sight / access issues presented remain wholly unresolved to any satisfaction especially where two way access is required. The proposal to reduce required car parking bay by implementing the active transport plan doesn't take into consideration the location of this build. With a predominantly retirement age population and given the inclement weather theirs is a high likelihood of people driving not riding to the location. Further to that we lack a paid personal transport option.	Negative
This is not a suitable building design or height for a small country town. The proposed building is totally inappropriate and is designed to make de rollers money rather than a building that suits the character of the town.	Negative
If the building will the view of an existing 2 storey building then I would not approve of this one being 3 storey	Negative
While the accommodation component would be welcomed the proposed height of the development is definately not compatable with other building in the town.	Negative
Dwellings should include a percentage of social housing or be otherwise affordable housing.. This would sweeten the deal for locals also.. Mandatory inclusionary zoning should be included in any shire backed development	Neutral
It is a positive development for a town and a region that his rapidly growing	Positive
The detailed proposal by the developer explains the final height clearly. To describe the building as 3 story is extremely misleading and design to bring emotion to the discussion.	Negative
This town needs vitality and variety for restaurants and social venues. We desperately need more accommodation. It's no different to the three storey holiday shacks on Albany Tce that remain empty for most of the year	Negative
Strongly opposed. This is not appropriate for the town, and will be a prevent that will destroy the town in the long run.	Negative

<p>This proposed, out of proportion building would not only dominate the tiny town of Augusta but the entire landscape when viewed from the estuary, beaches or ocean.</p> <p>Augusta has long been a quaint, affordable, holiday destination for many Western Australians not a folly for the tasteless rich.</p>	Negative
<p>This is an abomination and completely unacceptable by ANY standards and unwanted!!! Are you insane?! No no no</p>	Negative
<p>This is a quality project that will enhance our town</p>	Positive
<p>Redesign the building to comply with the current Planning Scheme. I cannot see any reason why they should be allowed exemptions, beyond greed.</p> <p>If the developer cannot profit while adhering to the scheme, they need to pass.</p>	Negative
<p>Too high. 2 stories would be good.</p>	Negative
<p>This would never be permitted in Witchcliffe or Cowaramup, so why should it be ok for Augusta? Our town deserves better. A two storey building in the style of the weatherboard Colour Patch building would be more appropriate.</p>	Negative
<p>The general design of the building is quite nice - but 3 storeys is too high. Take off the upper storey and the town will embrace it.</p>	Negative
<p>3 storey is not appropriate for Augusta</p>	Negative
<p>I believe change is inevitable, a three story building in the middle of town is not an issue. The important thing is that the building is of high standard and attractive setting a yard stick for future development</p>	Positive
<p>If this is going to be apartments, then I think this is a wise idea. Particularly for retirees living in Augusta who are at a stage in life where they want to downsize from a house into a smaller dwelling, without having to leave the town they love so much.</p>	Positive
<p>Town could do with a bit of revving up and modernising.</p>	Negative
<p>Inappropriate space for a 3 story building</p>	Negative
<p>Any development considered should be aligned to unique nature that a town like Augusta has. To produce a "one suits all" approach like something expected in a large city environment is absolutely not acceptable for Augusta.</p>	Positive
<p>A three story development is not in keeping with the current streetscape and unique character of Augusta!</p>	Negative
<p>We dont want Augusta to be turned into another Margaret River-what we want is a low key development</p>	Positive
<p>This is completely inappropriate. Inconsistent with current planning scheme. Will change the character of the Main Street forever. Will make current street scape plan redundant. Will add to current parking congestion and pedestrian long vehicle conflicts. If it goes ahead all parking must be contained to the premises. Doesn't take into consideration current age demographics and benefits of current bus stop. Existing retail opportunities aren't being fully utilised (currently have vacant retail space in the Main Street - empty shops). Potential long term pain for the community for no benefit. Just short term developer profits. Hopefully it won't go ahead without considerable modifications.</p>	Negative

To evolve beyond a seasonal tourist town, Augusta requires strategic high-end development to establish a year-round, self-sustaining economy, rather than relying solely on peak-season surges. Upgrading infrastructure and establishing permanent, quality development will transform it from a "boom and bust" destination into a distinct, year-round residential and premium tourism hub, separate from Margaret River's influence.	Neutral
Put them out in the estates west of town or in the LIA.	Neutral
Proposed development is not at all cohesive with ANY commercial or residential buildings in Augusta town centre. Too high, too much mass. Let us keep the single storey, gable roofed shop and building style that feels like a country town, not a Joondalup sports bar and medical centre.	Negative
Progress is inevitable, and one ambitious development won't destroy Augusta's small town charm. Augusta is on the map now whether we like it or not.	Positive
The design is more than appropriate for the size and scale including 3 storeys for the town centre. It's important to increase the mix of housing in Augusta to accommodate down sizers as well as couples and singles, even families if they are looking to remain close to their community and amenities on offer without only having one choice of living in a house on a large block. The design of this proposed development is appropriate for the town centre. It will increase foot traffic, increase passive surveillance and the mix of residential with commercial is an exciting proposition for a growing population in Augusta and surrounds.	Positive
I agree with the need to have development in Augusta to this scale and wuality	Positive
Development needs sensitive to Augusta's unique style	Neutral
It sets an ugly precedent for such a beautiful town.	Negative
The proposal appears to be intending to lean on neighbouring parking to accommodate their shortcomings, the bus stop for the coach service which is used by many of the community also appears to be at risk. The style and scale of this development clashes with the everything authentic about Augusta ... it is cheap,ugly, vulturistic gentrification.	Negative
I feel this is a pointless exercise as the shire and local concerns can be over-ridden by the DAP which I believe was created to expedite planning processes during COVID	Negative
This design is not suited for a sleepy regional town. It does not fit I. With current buildings and should not proceed. Developer should be forced to redesign to something more appropriate and not more than two storeys	Negative
Where are their parking bays?	Neutral
Apartments should be reserved for full time residential living (not short term or holiday accommodation) only	Neutral
Too many lovely towns are destroyed and lose their charm and appeal once multi-storey building start appearing.	Negative
3 storey buildings in Augusta do not suit the look feel and setting of the town.	Negative
ensure adequate parking	Neutral
The AMR Shire should stick to the rules they have in place. There are either rules for all or throw them all out for everyone.	Neutral

Other residential and business builds have to comply with codes and regulations. Why should this development be any different? Augusta is known for its natural beauty and laid back beach town style, this kind of development does not belong here. People come here to escape multi storey, high rise developments, this should be kept in mind when approving new builds.	Negative
Augusta has a unique character that must be maintained. Growth and expansion is one thing and inevitable, but this must be fitting with what we all cherish. 2 stories yes, but 3 is just greed at everyone's expense.	Positive
if we don't build up we have to build out which means more native bush gets cleared. this type of development is exactly what a town centre needs.	Neutral
While I am not opposed to development on the proposed lot, it should be in line with town planning strategy and adhere to the same regulations the rest of us have to. Allowing a 3 story building will change the town centre forever.	Negative
More than one story would be a disaster & disgrace for the centre of Augusta. It will destroy what visitors go to Augusta for! A relaxed quiet easy accessible town to visit. Three story buildings are not needed in Augusta.	Negative
Shouldn't be allowed to live near or amongst shops	Negative
Build it	Neutral
Proposed buildings for the Augusta town centre should be restricted to blending with the existing buildings and considering the history related to the town.	Neutral
Keep it low with a nice small town feel.	Neutral
Augusta is renowned for its look and feel as a quiet and unpretentious seaside and holiday town. We want to keep it that way. We don't want building developments which are tall, bulky, out of character, and on the way to becoming another civic planning mess like Dunsborough.	Neutral



Figure 1 – excerpt from provided plans, with height clarifications



Figure 2 – excerpt from provided plans, showing planning scheme exceedance



95 Bussell Hwy
Augusta, Western Australia
Google Street View
Mar 2025 [See more dates](#)

Share



Figure 3 – excerpt from Streetview across Bussell Highway, with 5 additional superimposed ~2metre bus-stops

Augusta's Character Study....

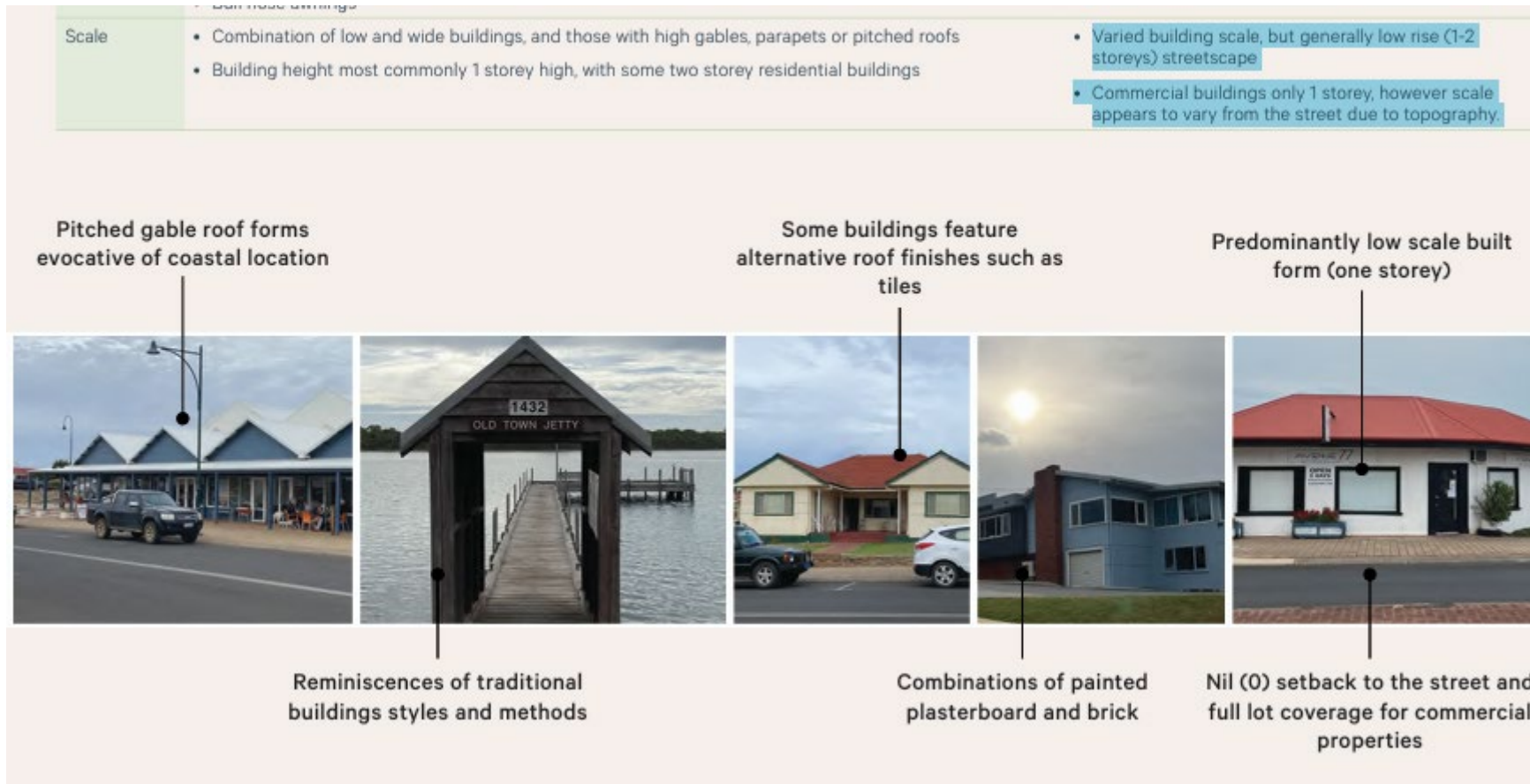


Figure 4 – excerpt from Augusta's Character Study indicating 'Varied building scale, but generally low rise (1-2 storeys) streetscape', and 'Commercial buildings only one storey, however scale appears to vary from the street due to topography'

Local Planning Scheme 2

42. Building Height

- (1) The maximum building height above natural ground level to the top of the ridge of the pitched roof of any such building or structure, is to be in accordance with Table 5.

Table 5 Building Height Standards

TYPE	Height Limit	Where applicable
A	8m	Shire Wide (with the exception of areas listed below)
A	10m	Town Centre Zone in Margaret River;
A	10m	Industrial and Service Commercial Zones
A	11m	Farm buildings other than dwellings, rural worker's accommodation and additional accommodation buildings or their outbuildings.
A	6.5m	Lots 71-75, 77 and 78 Oxley Place / Thomasia Court
A	7m	Lot 64 Thomasia Court / Lots 69 and 70 Oxley Place
B	7m	Lot 118 Orchid Ramble, Margaret River
B	6m	Flinders Bay Special Control Area
B	6m	Area zoned for Residential purposes bounded by the Hardy Inlet, Jackson Street, Pericles Street and Curtis Avenue, East Augusta.
B	6m	Land within the ASR1 Principal Ridge Protection Area and ASR 2 Ridge Landscape Amenity Area is subject to policies contained within the LNRSP and is limited to an absolute maximum height, and in particular cases will be required to be less than this height limit in order to meet the visual management and landscape protection requirements of the LNRSP and this Scheme.

$$8m + (0.2 * 8) = 9.6m$$

- (2) The local government may, after following the advertising procedures set out at clause 64 of the Deemed Provisions, permit development in excess of the 'Type A' height limits specified where:
- site constraints are such as to prevent the construction of a reasonable building on the site without exceeding the relevant height limit; or
 - the nature of the proposed development is such that, to be functional, it must be built to a higher level; and
 - The local government is satisfied that the building height variation:
 - will be in harmony with the general character of buildings in the locality;
 - will not adversely affect the amenity of the locality, including character, landscape and environmental values;
 - will be compatible with its setting, including the relationship of the development to development on adjoining land, or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development.
 - is not greater than 20% above the maximum building height specified in Table 5.
- (3) For the purpose of clause 42, the building height limit does not apply to a chimney, mast, telecommunications infrastructure, satellite dish (not exceeding a diameter of 4 metres), pole, wind turbine or signal receiving or transmitting tower. Notwithstanding, the proposed development is to be designed, sited and/or treated to ensure that it does not adversely impact the visual amenity of the locality, as determined by the local government.



Q1 92 responses

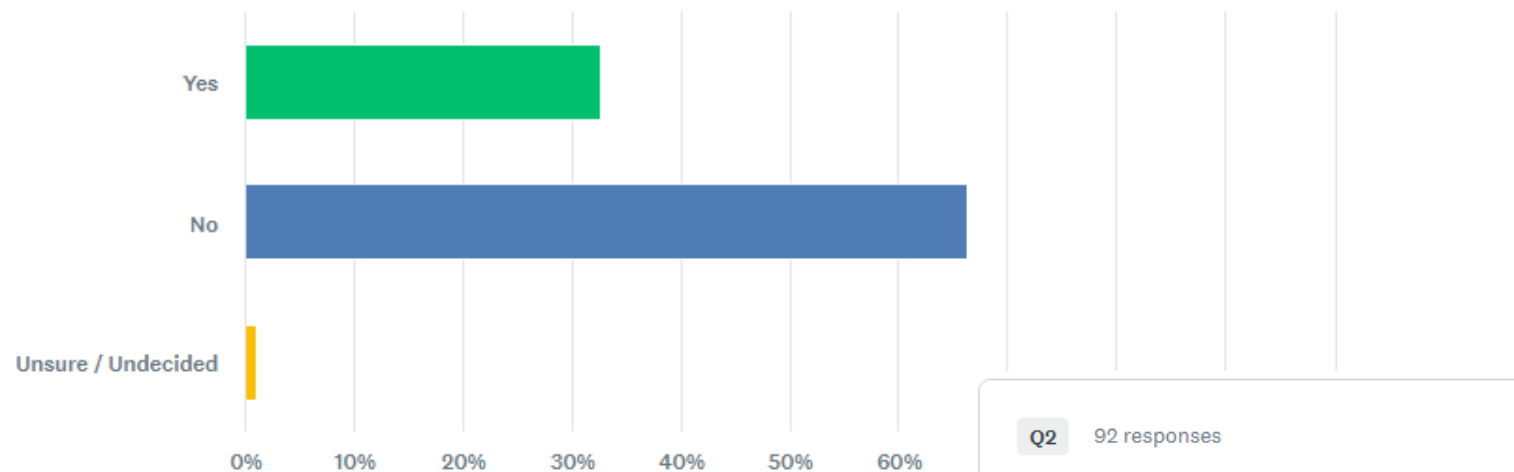


Export



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Q2 92 responses

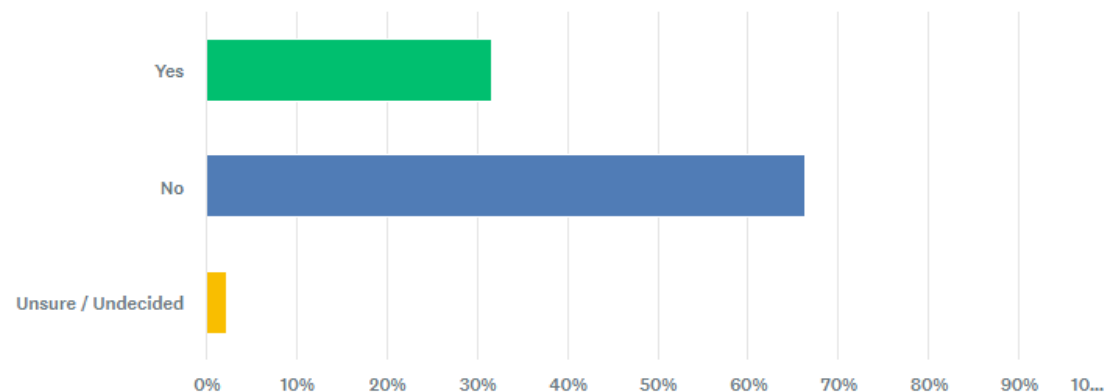


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Sounding Board Results

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Augusta, Western Australia
Google Street View
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Conclusion

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Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Sally Birkhead
Company (if applicable)	Urbis
Relationship to proposed development	Applicant
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.



Meeting Details

DAP Name	Regional DAP
Meeting Date	14/04/2026
DAP Application Number	DAP//25/03030
Property Location	Lots 13 & 14 (No.74 & 76) Blackwood Avenue, Augusta

Deputation Details

I have read the contents of the Responsible Authority Report contained in the published DAP Meeting Agenda	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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Also in attendance at DAP meeting will be:

In person:

Dave Wilson – Director, WS Collective (Proponent)

Eve Kindon – Projects and Design, WS Collective

Available online to answer any questions which arise:

Patric Przeradzki – Plus Architecture – pprzeradzki@plusarchitecture.com.au

Bianca Lombardo – Plus Architecture – blombardo@plusarchitecture.com.au

Paul Ghantous – Urbii Pty Ltd (Traffic Engineer) - paulghantous@urbii.com.au

Refer attached verbal and written deputations for Members' review.

Memo

To: Francesca Lefante – Presiding Member
Eugene Koltasz – Deputy Presiding Member
Peter Lee – Panel Member
Cr Julia Jean-Rice – Council Member
Cr (TBC) – Council Member

Cc: Matt Cuthbert, Manager Planning and Development Services, Shire of Augusta Margaret River

From: Sally Birkhead, Associate Director, Urbis

Email: sbirkhead@urbis.com.au

Meeting Date: 14 April 2026

Subject: Proposed Multiple Dwellings and Mixed Use (Office, Consulting Rooms, Restaurant, Shop) - Lots 13 & 14 (No.74 & 76) Blackwood Avenue, Augusta – DAP/25/03030

Dear DAP members,

Urbis acts on behalf of WS Collective Developments Pty Ltd in respect to the subject Development Application.

We have reviewed the Shire of Augusta Margaret River’s Responsible Authority Report (**RAR**) and generally **support** its recommendation for conditional approval, **subject to several modifications to recommended conditions**.

Following review of the RAR, we provide the following comments for the Members’ consideration:

Parking Provision

A shortfall of seven (7) parking bays is proposed, with a total of 55 bays being provided on site (including an ACROD bay).

Following comment by the Shire and the DRP during the course of the application, the proposal was modified to increase the number of bays provided, reduce floorspace, and to reconfigure land uses to reduce the shortfall proposed.

The shortfall is primarily due to the Consulting Room component of the Proposal where four (4) practitioners are proposed to operate over two (2) tenancies. LPS2 requires four (4) bays per practitioner to be provided, requiring 16 bays. Proposed Condition 13 seeks to limit the number of practitioners to two (2) only, and therefore reduce the parking requirement by 8 bays for compliance.

For the following reasons, we consider the proposed parking provision to be appropriate to allow a maximum of four (4) practitioners to operate from the site, and request the condition be modified accordingly:

- The Consulting Rooms will provide maximum flexibility in uses allowed on the site, and will address an understood shortage and growing need for suitable practitioner accommodation in Augusta, particularly given the Town’s aging population.
- The site is immediately adjacent to a Shire car park and other on-street parking which is shared between all Town Centre uses.

- The bus bay at the front of the site is expected to be relocated in the near future, further freeing up space for 2-3 on-street parking bays.
- The proposed land uses are expected to generate varied peak demand with only partial overlap, supporting reciprocal use of parking onsite.
- 'End of trip' facilities and an Active Transport Plan will be prepared to encourage active transport use.
- Within the site's Regional Town Centre context:
 - Practitioners are often itinerant due to demand, and only present in Town for a few days or a week from time to time. It is likely that only one patient would be seen at a time with only 1 or 2 patients waiting, requiring only a maximum of 2-3 bays per practitioner at any one time, rather than the 4 provided for by the Scheme.
 - Parking typically operates in a shared and reciprocal manner with tourists/visitors, customers and staff accessing a pool of parking distributed through the Town Centre. Many patrons of the building, especially the Restaurant and Shop are expected to be tourists and visitors, likely to be staying in accommodation and walking to the building; and also visiting multiple shops and food and beverage outlets, reducing parking demand on the subject site.
- A comprehensive parking assessment prepared to accompany the Development Application demonstrates:
 - The number of parking bays proposed is sufficient for the proposed uses.
 - Even in peak times, parking within the Town Centre is not at capacity. During the January peak, multiple vacant bays were observed at the adjacent public car park.
 - The surrounding Town Centre parking network has ample spare capacity to accommodate the proposed development. A peak utilisation of 41% across all surveyed zones, equating to 132 vacant bays available at the busiest time, 87 being publicly available, was identified. Further, to account for seasonal variation, a 40% increase in demand was applied, reflecting typical traffic increase between August and January on Bussell Highway south of Margaret River. Even with this adjustment, utilisation is projected to only reach 58%. When the proposed 7 bay shortfall is considered, public parking occupancy is expected to rise to approximately 62% during the peak, leaving around 54 public bays, or 38% of supply available within the Town Centre.
- Further, it is noted that the rear of the adjacent public carpark is routinely used for (we understand, unauthorised) boat and vehicle storage, including a commercial vehicle parked across bays, preventing public parking (often occupying up to 12 bays). This prevents these bays being used for public parking and is an enforcement issue for the Shire to address. A number of other Town Centre businesses (including Consulting Rooms) also operate with a significant parking shortfall, well in excess of that proposed for this development.
- The approach to parking aligns with the Shire's Local Planning Strategy 2036 which seeks to limit parking supply to what is necessary, and in turn, provide an incentive for modal shift.

The removal of the top level of the development, as noted by the Shire in its RAR, would have critical impact for the project's feasibility, and is not agreed to by the Proponent.

Were the DAP to support an increase in practitioners to four (4) as proposed, we consider that there are no grounds to require a cash in lieu contribution for the proposed shortfall in parking bays.

In this regard, the parking survey demonstrates that parking supply within the Town Centre is sufficient to meet parking demand without adverse impact, and existing public car parks are underutilised even at peak times. With the high costs of land acquisition and construction, such arrangement would significantly impact development feasibility.

Observations locally indicate that where cash in lieu conditions have been imposed, projects have failed to progress due to financial non viability, which hinders much needed investment in the Augusta Town Centre.

Built Form

As noted in the RAR, the design has evolved following input from the Shire and DRP. The design has been influenced by the significant 1:17 slope of the site, the Proponent's desire to retain as many trees as possible, accommodating bushfire setbacks, and importantly, to ensure the development addresses and integrates at a human scale with Blackwood Avenue.

The building will have no adverse impacts in terms of overshadowing or overlooking to adjoining sites, and is not the first 3 storey building in Augusta, as evidenced in our Response to Submissions.

As a result, the proposal is broadly compliant with the strategic and statutory framework, specifically site coverage, plot ratio, building setbacks (which are only varied minimally to accommodate site conditions, access and to protect trees within the alfresco area).

Whilst the design could have extended from boundary to boundary in compliance with the Scheme (and modelling of this outcome occurred during design) the visual impact of this outcome on the Main Street and character of Augusta was not considered to be appropriate.

The building height proposed represents only 1.2m (or 12%) increase to the discretionary height allowance with only 21.75m of cross sectional area above the 9.6m height limit. This level is well set back from the street, from the edges of the building and from adjacent properties to minimise visual impact and bulk/scale at the street front, and maintain human scale along Blackwood Avenue.

Following advertising, further changes have been made to the design to reduce height where possible, largely through the introduction of a hipped roof for the residential component (notwithstanding the site to the rear is 1.5m higher than the subject land), and an overall reduction in floor level by 100mm (which is unable to be further reduced due to geotechnical considerations).

The resulting design is site and contextually responsive, and complements Augusta's character.

Bushfire Risk

Vegetation on the adjacent church site has influenced the configuration of the residential component to ensure a compliant APZ is achieved.

The Bush Fire Consultant has classified vegetation as Woodland given the substantial management of understorey vegetation; and advised that an on-site turnaround is not required in an 'urban' area. Whilst the design does allow for larger vehicles to turn around in the driveway, in the event of a fire, the Bush Fire Consultant has confirmed that it would be fought from the adjacent Blackwood Avenue and public parking area. Any additional turning area would require the removal of trees on site for hardstand, which is not warranted or desirable.

This project represents an exciting opportunity for the Augusta Town Centre – establishing an activity anchor and destination to activate the Town; providing a range of activities to support community interaction; delivering a street front which supports integration; protection and featuring of a number of established trees; and delivery of a form of residential development in an appropriate location which is sorely needed in the south-west and Augusta. Our Client, who is resident in Augusta, is passionate about delivering this exciting and well considered proposal to support the future of the Augusta Town Centre.

We respectfully request the DAP's support for the proposal, as outlined in this memo.

Yours sincerely



Sally Birkhead
Associate Director, Urbis

Proposed Modification to Requested Conditions

#	Condition	Discussion
1	This decision constitutes planning approval only and is valid for a period of two four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.	<p>We request extension of the approval period from two (2) years to four (4) years.</p> <p>The additional timeframe is needed for the following reasons:</p> <ul style="list-style-type: none"> To allow time for necessary approvals to be sought and granted (including Building Permit, preparation and approval of Management Plans etc); To accommodate expected construction delays resulting from the site's Regional location and global circumstances affecting supply and cost; and To allow time to achieve necessary pre-sales to secure Project finance.
3	Prior to lodging a building permit application, Lots 13 and 14 Blackwood Avenue are to be amalgamated/ re-subdivided to enable the mixed-use building to be contained entirely on its own lots.	<p>Rather than simply amalgamating the two (2) lots, following Development Approval and prior to issue of Building Permit, our Client proposes to amalgamate and re-subdivide the subject land through a single application, to provide for the mixed use and residential components of the development to be contained on their own sites (Figure 1 contains a preliminary layout).</p> <p>The lot containing the residential development will be subject to subsequent strata titling following construction. This approach is necessary to manage strata insurance costs to the Project.</p> <p>We note, and agree with, Condition 9 which links the residential and commercial components, and requires a Building Permit for the Multiple Dwellings to be issued with or after the commercial building on the site.</p> <p>We request this modification to more accurately reflect the Proponent's subdivision intent.</p>

10	The accepted Waste Management Plan (prepared by Urbis Consulting Pty Ltd and dated November 2025) shall be implemented on site from commencement of the use.	Correction to Urbis Consulting, rather than Urbis.
13	No more than two (2) four (4) practitioners may operate from the approved Consulting Rooms at any one time.	Refer to support contained in above memo.
20	Prior to occupation of the development, an Active Transport Plan is to be implemented to the satisfaction of the Shire. The Active Transport Plan is to detail how and to what extent non-motorised forms of transport will be encouraged. through the provision of End of trip facilities such as bike parking, showers and lockers shall be provided in accordance with the approved plans.	Minor modification to correct wording of condition.

DEPUTATION –

ITEM 3.1 – LOTS 13 AND 14 (STREET NO.74 & 76) BLACKWOOD AVENUE, AUGUSTA – PROPOSED MULTIPLE DWELLINGS AND MIXED USE (OFFICE, CONSULTING ROOMS, RESTAURANT, SHOP) – DAP/25/03030

Good morning DAP Members

I'm representing WS Collective in relation to a mixed use proposal in the Augusta Town Centre, comprising 10 x 2 storey multiple dwellings at the rear of the site, and a 3 storey commercial building fronting Blackwood Avenue.

I'm here today with the Proponent, Dave Wilson, and Eve Kindon from WS Collective, along with the Project Architects, Plus Architecture, and Urbii, the Project Traffic Engineer.

Of relevance is that Dave is resident in Augusta and is passionate about delivering this exciting and well considered proposal to support the future of the Augusta Town Centre, and to complement the Shire's delivery of its Augusta Concept Plan.

Thank you for the opportunity to speak in support of the recommendation of the Shire of Augusta Margaret River's RAR, recommending approval subject to a range of conditions. Whilst supporting the recommendation, we do request modification to several conditions as outlined in the memo which has been circulated to Members.

The Proposal has been subject to early and ongoing engagement, and the design has evolved through testing of numerous options, and following input from the DRP on 2 occasions, with the Shire, and following the public advertising process.

As a result, the proposal is generally consistent with the planning framework, other than a proposed shortfall of 7 parking bays, and a minor increase in building height to accommodate the 3rd storey of the commercial building. The design is site responsive, and accommodates the significant 1:17 slope of the site, and the Proponent's desire to retain some of the existing trees on site within the alfresco and parking areas.

The parking shortfall is largely due to the Consulting Room component. The draft Condition proposes limiting occupancy to 2 practitioners rather than the 4 proposed, to address compliance. As outlined in our memo, we request the condition be modified to retain a maximum 4 practitioners.

A parking assessment of the Town Centre has found that there is excess capacity in parking, even during the summer peak, and that the proposal provides sufficient parking to accommodate the uses on site.

The nature of Consulting Room uses in Regional Towns is such that there is likely to be itinerant use by practitioners when in Town. The Regional location also means that visitors and customers will likely move between different shops, services and hospitality venues in Town, with some staying

(and parking) within the Town's holiday accommodation. These Regional factors influence the location and nature of parking demand within the Town Centre.

In addition, the site is immediately adjacent to a public carpark where excess bays are located, and some reciprocity in commercial uses on site will occur. An Active Transport Plan and end of trip facilities will be delivered, and the proposed relocation of the bus bay in front of the site could deliver additional on street parking.

Any suggestion to remove floorspace would have critical impact on feasibility, as would any requirement for cash in lieu. In any event, the parking assessment has confirmed that the number of bays proposed is sufficient for the proposed development, and that there is excess parking supply in Town.

The minor portion of the development where additional height is proposed has been sensitively positioned to be well set back from the street, from the edges of the building, and from adjacent properties to minimise visual impact and bulk/scale, and ensure appropriate built form and human scale at the street front.

In addition, we have requested a modification to draft Condition 1 to extend the approval timeframe to 4 years which is a more realistic timeframe for development to occur on the site, especially in the current economic climate. A modification to draft Condition 3 is proposed to more accurately reflect the Proponent's subdivision intentions for the site, along with several other minor administrative changes.

The proposal is supported by a range of technical investigations and design considerations.

Augusta is an iconic location in the South West Region. The Town Centre has seen little development or redevelopment for some time, and we see this proposal as providing opportunity and momentum, helping to activate the Town Centre consistent with the Shire's aspirations. The proposal will diversify the commercial offering in the Town, delivering much needed residential accommodation of a typology not well represented in the Shire, and provide a place for the community, and visitors to the Town, to meet.

We are pleased to present a proposal that is sensitively designed, is site responsive, and will contribute to the character and amenity of Augusta.

Consistent with the recommendation of the City's RAR, we request the DAP's approval to the proposal.

We'd be happy to answer any questions Members may have.

Thank you.