

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
1 May 2025 to 7 May 2025

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
01/05/2025	P225318	16 (Lot 131) Tall Trees Court, Cowaramup	Single House
01/05/2025	P225324	110 (Lot 1034) Heron Drive, Margaret River	Additions and Development Outside the Building Envelope
02/05/2025	P225325	11 (Lot 222) Wise Road, Margaret River	Family Day Care (Renewal)
02/05/2025	P225326	41 (Lot 52) Mitchell Drive, Prevelly	Cancellation of Holiday House Approval (P222482)
02/05/2025	P225327	2 (Lot 237) Hardwood Loop, Cowaramup	Single House
07/05/2025	P225335	59 (Lot 103) Diana Road, Augusta	Outbuilding (Shed)
07/05/2025	P225336	40 (Lot 235) Albany Terrace, Augusta	Extension to existing Outbuilding
07/05/2025	P225337	Unit A, 5 (Srata Lot 1 of Lot 703) Freycinet Way, Gnarabup	Holiday House
07/05/2025	P225338	18 (Lot 12) Carnaby Crescent, Witchcliffe	Outbuilding (Shed)
BUILDING			
01/05/2025	225348	330 (Lot 1660) Ellenbrook Road, Cowaramup	Single Dwelling, Carport and Alfresco
01/05/2025	225349	1 (Lot 319) Ibis Court, Karridale	Carport
01/05/2025	225350	14 (Lot 34) Secluded View, Cowaramup	Single Dwelling, Garage, Verandah, Ancillary Dwelling, Shed and Retaining Walls
01/05/2025	225351	45 (Lot 243) Dalton Way, Molloy Island	Alteration Addition to Existing Dwelling and Carport
02/05/2025	225352	15 (Lot 241) Birdhaven Entrance, Cowaramup	Single Dwelling
02/05/2025	225353	1 (Lot 6) Chapel Place, Prevelly	Two Storey Dwelling, Garage, Deck and Balcony
02/05/2025	225354	4 (Lot 75) Redgum Court, Margaret River	Carport
02/05/2025	225355	18 (Lot 52) Tremandra Boulevard, Witchcliffe	Single Dwelling, Garage and Ancillary Dwelling
02/05/2025	225356	Lot 108 Bushby Road, Karridale	Single Dwelling, Garage, Alfresco Water Tank and Shed
05/05/2025	225357	709 (Lot 201) Burnside Road, Burnside	Single Dwelling, Alfresco and Deck
05/05/2025	225358	106A (Lot 32) Ashton Street, Margaret River	Ancillary Dwelling
05/05/2025	225359	335 (Lot 11) Twenty Four Road, Karridale	Ancillary Dwelling
05/05/2025	225360	2 (Lot 278) Sawdust Street, Karridale	Single Dwelling, Carport and 2 x Sea Containers
05/05/2025	225361	32 (Lot 56) McDermott Parade, Witchcliffe	Carport
05/05/2025	225362	12 (Lot 236) Sawmill Loop, Karridale	Single Dwelling, Carport, Verandah and Shed
05/05/2025	225363	25 (Lot 16) Mansfield Avenue, Margaret River	Shed
06/05/2025	225364	Unit 1, 48 (Lot 3) Le Souef Street, Margaret River	Single Dwelling and Garage
06/05/2025	225365	Unit 2, 48 (Lot 3) Le Souef Street, Margaret River	Single Dwelling and Garage
06/05/2025	225366	Unit 3, 48 (Lot 3) Le Souef Street, Margaret River	Single Dwelling and Garage
06/05/2025	225367	17 (Lot 24) Osnaburg Street, Augusta	Two Storey Dwelling, Garage, Alfresco and Balcony
06/05/2025	225368	Lot 30 Redgate Road, Witchcliffe	Picnic Shelter
06/05/2025	225369	1260 (Lot 10) Rosa Brook Road, Rosa Brook	Water Tanks x 2
06/05/2025	225370	14 (Lot 72) McDowell Road, Witchcliffe	Water Tank
06/05/2025	225371	42 (Lot 19) Kulbardi Way, Witchcliffe	Water Tank x 2
07/05/2025	225372	Lot 2292 Bramley River Road, Osmington	Shed
07/05/2025	225373	330 (Lot 2595) Ellenbrook Road, Cowaramup	Shed
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
12/04/2024	P224265	341 Boodjidup Road, Margaret River	Carpark Extension and Resurfacing	Approved
14/01/2025	P225029	133 (Lot 37) Blackwood Avenue, Augusta	Holiday House (Renewal)	Approved
31/01/2025	P225071	1948 (Lot 4271) Brockman Highway, Courtenay	Holiday House	Approved
11/02/2025	P225100	38 (Lot 272) Noreuil Circuit, Cowaramup	Single House	Approved
14/02/2025	P225113	22 (Lot 18) Beech Drive, Margaret River	Single House	Approved
20/02/2025	P225130	13 (Lot 56) Freycinet Way, Gnarabup	Holiday House	Approved
26/02/2025	P225142	546 (Lot 101) Bramley River Road, Osmington	Holiday House (Renewal)	Approved
27/02/2025	P225146	13 (Lot 412) Dunnart Close, Margaret River	Building Envelope Variation	Approved
28/02/2025	P225159	Unit 36, 6 (Lots 1-47) Tunbridge Street, Margaret River	Holiday House	Approved
12/03/2025	P225191	6280 (Lot 192) Caves Road, Margaret River	Ancillary Dwelling	Approved
24/03/2025	P225221	37 (Lot 88) Wilderness Road, Margaret River	Outbuilding (Water Tanks x2)	Approved
SUBDIVISIONS				
13/03/2025	P225215	Lot 9010 Darch Road, Margaret River	Subdivision	Supported with Conditions
LOCAL LAW PERMITS				
Nil				

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
29/01/2025	P225056	57 (Lot 23) Calkarri Drive, Augusta	Holiday House (Large)	Conditional Approval

DEVELOPMENT ASSESSMENT REPORTING PROCEDURE

Assessment of Development Applications (DAs)

For the purposes of this procedure there are three types of development applications:

Level 1

DA not advertised

Level 2

DA is advertised; and

- No submissions; or
- Submission received but meets one of the following:
 - Not related to the reason the DA was advertised.
 - The development is modified to comply or to remove the element of concern to the submitter.
 - Submission is either of support, conditional support or is 'indifferent'; or is from a non-affected person.

Level 3

A submission in opposition is received from an 'affected' person or special interest group in relation to the reason the DA is advertised or the development application is recommended for refusal.

Note: This procedure applies to development applications only. It does not apply to structure plans, scheme amendments or other types of planning proposals.



DEVELOPMENT APPLICATION ASSESSMENT Report to Manager Planning and Regulatory Services

Proposed Holiday House 57 (Lot 23) Calkarri Drive, Augusta

Major (Level 3)

P225056; PTY/4280

REPORTING OFFICER : Suzi Magnall
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	33,284.7m ²
Zone	Rural Residential
Existing Development	<input checked="" type="checkbox"/> Single House <input type="checkbox"/> Grouped Dwelling
Proposed use	A planning application has been received for a Holiday House use. The existing dwelling is to be used to accommodate up to six (6) short stay guests at any one time. The management arrangements are to be In House Holidays, Augusta.
Permissible Use Class	'A' – discretionary use
Advertising Required	Yes – completed
Reason not exempted from planning approval?	Discretionary uses are not permitted unless the Shire exercises its discretion by granting development approval.
Heritage/Aboriginal Sites	N/A
Encumbrance	N/A
Date Received	29/01/2025
Date of Report	14 April 2025

Location Map



Have there been any objections?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No - 12 Submissions received
Have there been any substantial changes to the LPS1 or Policy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A As of 1 July 2024, the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental

		Accommodation) Regulations 2024 – Changes to clause 78B results in all applications for a ‘change of use’ to hosted or un-hosted accommodation being exempt from the bushfire requirements.
Comments Received		
Nature of Submission		Officer Comments
Objection – We live directly opposite the property. There are enough Holiday Homes in Augusta and not enough permanent rentals. It's wrong to end a long term rental to start a Holiday Home (HH) – where is this young family supposed to live. The HH will create problems such as noise, more guests than permitted, rubbish left out longer than normal.		As the Objectors have raised similar issues, these have been addressed collectively by the owner as follows:
Objection – Two main grounds: 1. Safety / Bushfire Danger – This property is one of the most densely populated in Calkarri and worst maintained for fire safety. There have been recent infringements served by Shire Fire Rangers. There are currently marked trees overhanging power lines which have been flagged by Western Power. Fences are also collapsed fences from previous tree falls. There is an excessive and unsafe buildup of fireload beneath trees which constitute a fire hazard for all residents. The proposed high density short term accommodation for up to 8 people will lead to outdoor social gatherings and increase the fire risk, endangering all residents in the area. 2. Zoning – There are few Rural Residential classifications in the Shire. Permitting this HH would effectively change the classification to commercial use without full and proper consultation. LPP7, Section 3 Objectives states the Shire does not usually approve HH for more than 6 people and where there is significant local opposition. This proposal is inappropriate for the surroundings, is for 8 people and there is only one bathroom. The septic system is only intended for 2 bedroom occupancy and insufficient. Changing this property from long-term rental to HH goes against the STRA policy as it will not benefit the local community, will adversely impact the amenity of residents and threaten the Rural Residential lifestyle. Remote management with just a phone number is unlikely to be sufficient and places a burden on neighbours.		Bushfire Property Maintenance: When we bought the property the previous owner had not cared for it very well or been compliant with bushfire safety standards. We have been busy addressing these issues including spending 50+ hours clearing and burning fallen timber. We have also had South West Tree Services come out three times so far: - Once to address the overgrown trees that were overhanging the neighbours property to the West - Once to address trees on the property around the house as well as trees around the property - Once to address trees on the fence on Calkarri Drive So far this expense has been upwards of \$6000 and we will continue to engage SW Trees Services on a quarterly basis to maintain the property and ensure it is up to standard. In terms of the fire concern, the clear instructions on the House Rules specifies ‘No Outside Fires’.
Objection – This property is not fire compliant and is a fire risk with overgrown bush and long grass, falling tree limbs and broken fences. The house is not to rental standards or accessible to wheel chairs.		Fencing / Dogs / Livestock: In terms of pets and fences, there is an inner fence, in good condition, that surrounds the house so there should be no concerns regarding stray pets. We will be fixing all the fences on the property. We have specified in the House Rules to keep an eye on pets and ensure they do not leave the property. We have also noted that much of Augusta is a National Park and dogs are not permitted. However, we are happy to amend the House Rules and conditions of hire to categorically state no pets.
Objection - - The property is owned by an absentee owner and not well maintained. This is not likely to improve with a manager of short stay accommodation. - The large trees drop limbs, bark and leaves which are not cleaned up and there are minimal firebreaks resulting in high fire risk to the buildings and surrounding properties. - The area is zoned Rural Residential which implies long term residential use, not short-stay.		
Objection – As rate payers paying Rural Residential rates, this proposal will adversely affect the quiet and peaceful lifestyle of residents. This property is a severe fire risk with thick vegetation, high fuel loads and minimal firebreaks.		
Objection – Having unsupervised guests on a large bush property is a fire hazard. In summer, there needs to be a manager on site 24/7 to be familiar with the fire attack plan and have adequate protection measures.		Holiday House Use / Loss of Rental: We love Augusta and the community and our intention is to split our time between Perth and Augusta. We are not in a financial position to leave the house empty as it requires regular maintenance and it is safer to have the house being used. Using the house as a Holiday House will generate an income to pay for maintenance and upkeep and allow our family to visit on a regular basis until we can relocate permanently. We are not able to use or improve our house with long term tenants in place, and as we aim to be at the property 40-50% of the time, the presence of our family in the area and our contribution to the community will address the concern of the loss of a rental. The
Objection – - The fuel load at this property is significant and no evidence of attempts to reduce the burden or mitigate the risks. The combination of significant fuel loads and lack of fire safety knowledge by guests could lead to a significant fire event. Several simple steps could be made to reduce this risk. - We would question whether the septic system is suitable for 8 guests. There is a winter wet area to the east which would be adversely affected by high nutrient run off from a poorly functioning septic.		

<ul style="list-style-type: none">- The proposal does not state if pets will be allowed. The current condition of the fences on the property are not suitable and will not keep pets contained to protect neighbours from straying animals.	<p>Holiday House use is to enable us to be present in Augusta, not absent.</p> <p>Noise Nuisance / Increased Traffic: The House Rules specify no parties and no extra guests. We will also reduce the request to a small Holiday House with only 6 guests to address this concern. We are looking to attract young families and couples. The area is very quiet, and Calkarri Drive is a quiet circle road without thoroughfare traffic. I would not envisage there would be more than two cars at the property at one time. Usually the house would be rented to one family (one car), so the increase to traffic would be similar to the current situation or perhaps less than is the case now as the current tenants have two cars.</p> <p>Septics: We acknowledge the comments of Objectors and Environmental Health regarding the septic. We have spent over \$7000 on repairing the septic tank and a broken leach drain, inherited from the previous owner. However, we are very happy to reduce the guest number to six to alleviate some of the concerns raised.</p> <p>Lack of Compliance with LPP7 Objectives: I have looked at the Objectives and cannot see how we are not complying, further information would be needed to come up with an approach to rectify this.</p>			
<p>Objection -</p> <ul style="list-style-type: none">- Not all neighbours in the estate were notified in writing of the proposal from the Shire.- The state of the property is terrible. It is poorly maintained and a fire hazard. Falling trees have caused power outages and damaged fences.- The house is unsafe, with unfenced high verandahs and windows that close themselves. It would need extensive renovation to bring it up to standard for holiday accommodation.- Why is there a need for more holiday accommodation in this area. The house was providing long term accommodation for a young family who have nowhere to go. We should be doing all we can to keep long term accommodation.- Having 8 guests is worrying – that many people will create additional traffic, noise and activity. The neighbourhood is quiet and peaceful and will be disturbed by large groups of people on holiday having little regard for permanent residents. If they light fires or drop a cigarette butt, there is huge risk of a fire starting.- I do not want bins left out and potentially spilling / littering should changeover day not coincide with collection day.- This proposal should be annulled, the quiet neighbourhood is not ready for accommodation on this scale. The fact some people did not receive notification of the proposal is troubling.				
<p>Objection – Fire concerns – the block is poorly maintained and has not passed initial fire inspections. Tourists are not aware of the delicate nature of this high fuel loaded area. The Objectives of LPP7 would not be met.</p>				
<p>Objection – All neighbours were not notified because they do not live opposite, but will still be affected. The impact of a large holiday house would be traffic, noise, excess people and a family being evicted. Let us keep our peace.</p>				
<p>Officer Comment</p> <p>The applicant’s response demonstrates respect to the amenity of their neighbours. They have explained their intentions regarding occupation of the Holiday House, using the property partly for their own enjoyment and partly as a HH to generate an income to facilitate home and property improvements. They have also detailed their ongoing plans to improve maintenance and bushfire compliance of the large block which should alleviate some of the Objector’s concerns regarding Bush Fire Safety.</p> <p>The Applicant’s have offered to reduce the number of guests from eight to six to address concerns regarding noise nuisance from large groups, traffic and septic capabilities and have also offered to restrict pets if the proposed House Rules are not considered sufficient. The House Rules restricting parties and amplified music, plus the nearby location of the management company will aid to further mitigate potential issues.</p> <p>With regards to the property location, the site satisfies the locational criteria and Objectives for holiday homes under the Shire’s Local Planning Policy (LPP7). Furthermore, the recent changes to Regulations (clause 78B) results in all applications for a ‘change of use’ to hosted or un-hosted accommodation being exempt from the bushfire requirements, so this concern is not a valid reason to refuse the proposal in itself. However, the Applicant has attempted to alleviate neighbour concerns, and a BEEP has been provided.</p> <p>The proposal was initially advertised to 9 properties which adjoin the site. A request was received during the consultation period from a neighbour who was not written to initially, who were supplied details and invited to make comment on the proposal. Neighbour notification was undertaken in accordance with the requirements of LPS1 and consistent with other similar applications considered by the Shire.</p> <p>The decision is unable to be made in a manner pre-empting amenity impacts, particularly in circumstances where the nature of the use does not vary greatly from what could be expected from residential use. As is standard with short term uses, an initial 12-month approval is recommended whereby the proponents will need to demonstrate that management measures are sufficient to prevent impacts on the amenity of the neighbouring properties. A condition restricting pets is not considered necessary at this time but could be added to a renewal if required. At the time of renewal, the neighbours will be consulted to help determine whether these management arrangements are effective. If it is apparent management has been ineffective then a renewal may be refused, or a shorter approval timeframe applied.</p>				
<p>Policy Requirements</p> <table><tr><td>Policy Element</td><td>Provision</td><td>Comment</td></tr></table>		Policy Element	Provision	Comment
Policy Element	Provision	Comment		

Location	Coastal settlement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Urban area located within Policy Plan 1?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Within 50m of Village Centre zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Located outside of Policy Plan 1 but comprise of an area not less than 1ha?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Design / Layout	One parking bay per bedroom, Or two bays for grouped dwellings	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Reticulated water supply, or minimum 120,000 (plus firefighting provision) rainwater tank?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Existing or proposed one site effluent disposal system sized accordingly to number of guests?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No See Comments below.
	Decks and balconies located away from the bedrooms of neighbouring dwellings?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Decks and balconies located close to the living and dining areas of neighbouring dwellings, provided with suitable screening?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Each bedroom accommodates a maximum of two persons?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Management	Management Plan submitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	BEEP provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Manager, or employee permanently resides 35m drive from Site? In House Holidays, Augusta	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	House Rules?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Amplified music may not be played outside between the hours of 10pm to 10am	Require as a condition
	Display the manager's 24hr contact details	Require as a condition
Environmental Health Comments	<ul style="list-style-type: none"> - 1992: Approval was granted for the installation of a standard septic system consisting of 1 x 1200mm and 1 x 1500mm septic tanks, with 2 x 12m leach drains however, there was no record of an inspection at the time of installation nor was an 'As Constructed' plan submitted to the Shire. Subsequently a <i>Permit to Use Apparatus</i> has not been issued for the property. - 1994: 2 additional bedrooms added, no record of upgrading the wastewater system - The existing effluent disposal system will require upgrading to accommodate 8 occupants. <p>Officer Comments – It has not been demonstrated that the septic system is sufficient for the proposed use with eight (8) guests. The Applicant has reduced the number of guests to six (6) to address this and other concerns.</p>	
Recommended period of approval	<input checked="" type="checkbox"/> 12 months <input type="checkbox"/> 3 years	

OFFICER RECOMMENDATION

That the Coordinator Planning Services **GRANTS** Planning Consent under Delegated Authority Instrument No. 34 pursuant to clause 68 (2) of the Deemed Provisions of Local Planning Scheme No. 1 for a Holiday House at 57 (Lot 23) Calkarri Drive, Augusta 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 to P5 received by the Shire on 29 th January 2025
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- The Holiday House use permitted for a period of **12 months** from **<date of this approval>** to **<end of date of approval>**. (Refer to advice note 'a')
- The approved Bushfire Emergency Evacuation Plan shall be displayed in a conspicuous location within the dwelling at all times.
- A Manager or a contactable employee of the Manager that permanently resides no greater than a 35 minute drive from the site shall be nominated for the Holiday House and this person shall attend to any callout within 35 minutes of a reported incident. The Manager or contactable employee is to be retained at all times during the use of the site as a Holiday House. (Refer advice note 'b')
- At all times the Holiday House use is in operation, the 24-hour contact details of the **Manager** of the Holiday House shall be displayed on a sign that is clearly visible from the nearest street frontage. The sign is limited

to a maximum size of 0.2 metres square and not exceeding 1.5 metres in height from the ground level. The sign shall be erected within the property frontage and must be visible from the front street. (Refer to advice note 'c')

6. All vehicles & boats connected with the premises shall be parked within the boundaries of the property.
7. The short stay use of the dwelling shall not be occupied by more than **six (6) people** at any one time.
8. Amplified music shall not be played outside of the holiday house between the hours of 10pm and 10am.
9. 'House Rules' shall be developed to the satisfaction of the Shire prior to the commencement of use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within the Holiday House. (Refer to advice note 'f')
10. Any marketing material for this Holiday House shall include display of the planning approval reference number for this approval. (Refer to advice note 'g')
11. The proposal will require additional equipment for the onsite treatment and disposal of wastewater and shall be installed in accordance with the *Health (Treatment of Sewage and Disposal of Effluent & Liquid Waste) Regulations 1974* and to the satisfaction of the Local Government/Department of Health prior to the use – an application is required (EH).
12. Until it is demonstrated that the existing wastewater system has the capacity for an 8-person holiday house, the house may only be used to accommodate 6 persons (EH)
13. Noise emissions resulting from development/use of premises for the approved purpose shall not exceed the assigned levels in the Environmental Protection (Noise) Regulations 1997, and shall not unreasonably interfere with the health, welfare, convenience, comfort or amenity of an occupier of any other premises. (EH)
14. A minimum 120,000 litre potable water supply shall be supplied for domestic use. 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 commencement of the use and thereafter maintained. To enable standardisation of fire brigade access, the firefighting supply 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 owners expense.

ADVICE NOTES

- a) Following satisfactory performance of the approved use, and in the absence of any substantiated complaints over the twelve (12) month approval period, the Shire may grant further planning approval for the continuation of the use for a further three (3) years. A new planning application seeking such approval should be submitted 90 days before the expiry of this approval, along with the appropriate planning fee.
- b) If at any time there is not an appointed manager or a contactable employee of the manager for the site, the use must cease until such time as a manager is appointed.
- c) Evidence of installation of the sign will be required to be provided, to the satisfaction of the Shire, at the time an application to renew the Holiday House use is lodged.
- d) This approval does not affect the entitlement to use the dwelling for permanent residential purposes.
- e) You are advised of the need to comply with the requirements of the following other legislation:
 - (i) *Health (Miscellaneous Provisions) Act 1911* and Department requirements in respect to the development and use of the premises.
 - (i) The *WA Building Regulations 2012* (r.59) requires that the owner of a dwelling (as defined in the Building Code of Australia) must not make the dwelling available for hire unless hard wired, battery backup smoke alarms are installed, complying with the Building Code of Australia and AS3786.
- f) The 'House Rules' document shall be consistent with key elements of the NSW Code for Holiday Houses (please refer to the attached document).
- g) Evidence of the display of the planning approval reference number within the marketing of the Holiday House is required to be provided, to the satisfaction of the Shire, at the time an application to renew the Holiday House use is lodged. Applicants are advised to include a screenshot of the website, to show that the planning approval reference number is being displayed.
- h) Please note that the Shire does not notify landowners in writing of the expiry of a Holiday House planning approval. It is the owners responsibility to monitor and ensure that the planning approval remains valid while the use is being undertaken.

- i) Please note that approval as short stay accommodation will change the rating category applied to the property to Tourism and may lead to an increase in rates levied for the site. For further information on these changes contact the Shires Revenue team on 9780 5234 or by email at revenue@amrshire.wa.gov.au.
- j) From 1 January 2025, short term accommodation will also require registration through the State Government [Short-Term Rental Accommodation Register](https://www.wa.gov.au/organisation/departments/departments-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register). Registrations are valid for 1 year and will need to be renewed every 12 months. Fees apply. For more information on the STRA register, please visit <https://www.wa.gov.au/organisation/departments/departments-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register>