

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
2 July 2026 to 8 July 2026

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
02/07/2026	P226519	426 Bussell Highway, Margaret River (Lot 65 Verdot Lane, Margaret River Lifestyle Village)	Grouped Dwelling
02/07/2026	P226520	27 (Lot 7) Friesian Street, Cowaramup	Retaining Wall
06/07/2026	P226533	34 (Lot 171) Clements Crescent, Molloy Island	Single House
07/07/2026	P226539	11117 (Lot 3) Bussell Highway, Forest Grove	Additions and Alterations to Chalets and Camping Ground and Outbuilding (Water Tank)
08/07/2026	P226540	9 (Lot 136) Clarke Road, Margaret River	x11 Grouped Dwellings
08/07/2026	P226541	10 (Lot 27) Vista Lane, Margaret River	Single House
08/07/2026	P226542	735 (Lot 100) Osmington Road, Bramley	Agriculture Intensive (Blueberry Orchard Expansion)
08/07/2026	P226543	93 (Lot 25) Jane Road, Augusta A864	Ancillary Dwelling
08/07/2026	P226544	41 (Lot 1003) Wallcliffe Road, Margaret River	Digital Signage (Scoreboard)
08/07/2026	P226545	48 (Lot 231) Elva Street, Margaret River A12606	Holiday House (Large)
06/07/2026	P226546	Lots 2244 and 3804 Jindong-Treeton Road, Treeton	Subdivision
08/07/2026	P226547	55 (Lot 30) Jacques Loop, Hamelin Bay A14631	Building Envelope Variation
08/07/2026	P226548	8 (Lot 51) Ewing Street, Augusta A2959	Single House
BUILDING			
02/07/2026	226514	47 (Lot 100) Le Souef Street, Margaret River	Built Strata - Section 52
02/07/2026	226515	15 (Lot 40) Lambertia Terrace, Margaret River	Swimming Pool
02/07/2026	226516	34 (Lot 210) Tallwood Loop, Witchcliffe	Single Dwelling, Carport and Water Tank x 2
02/07/2026	226517	61 (Lot 29) Jacques Loop, Hamelin Bay	Shed
02/07/2026	226518	5 (Lot 401) Hasluck Street, Cowaramup	Occupancy Permit - Retail Outlets - Multi Tenancy
02/07/2026	226519	61 (Lot 288) Jacques Loop, Hamelin Bay	Patio x 2, Awning x 1
02/07/2026	226520	3 (Lot 56) Kookaburra Nook, Cowaramup	Single Dwelling, Alfresco and Retaining Walls
02/07/2026	226521	985 (Lot 1) Bramley River Road, Osmington	Single Dwelling
02/07/2026	226522	133 (Lot 71) Horseford Road, Burnside	Swimming Pool, Deck, Fire Pit
02/07/2026	226523	4 (Lot 218) Turner Street, Augusta	Dwelling Alteration and Addition
02/07/2026	226524	6 (Lot 87) Holbrook Street, Margaret River	Single Dwelling and Alfresco
02/07/2026	226525	1 (Lot 237) Tingle Avenue, Margaret River	Dwelling Alteration and Addition
03/07/2026	226526	Lot 9002 Bussell Highway, Margaret River - Stages 2A & 2B Arbour Estate	Timber Arbour Works - External Arbours for Landscaping
03/07/2026	226527	Lot 511 Caves Road, Redgate	Patio
06/07/2026	226528	346 (Lot 96) Kudardup Road, Kudardup	Single Dwelling and Shed
06/07/2026	226529	12 (Lot 70) Uluwatu Approach, Margaret River	Single Dwelling, Garage and Patio
06/07/2026	226530	6 (Lot 9006) Barrabool Way, Kudardup	Single Dwelling, Patio and Rainwater Tank
06/07/2026	226531	752 (Lot 101) Wallcliffe Road, Margaret River	Stage 4 - Zone 1 (Gatehouse and bin store) and Zone 2 (Operations Building, Estate Management Shed and Staff Carpark)
06/07/2026	226532	52 (Lot 44) Waverley Road, Cowaramup	Single Dwelling, Garage and Patio
07/07/2026	226533	20 (Lot 32) Wooramel Boulevard, Cowaramup	Single Dwelling, Garage and Patio
07/07/2026	226534	3 (Lot 30) Madura Close, Cowaramup	Single Dwelling, Garage and Patio
07/07/2026	226535	Unit 1 and 2 / 75 (Lot 1 Blackwood Avenue, Augusta	Demolition Permit (Partial)

07/07/2026	226536	21 (Lot 31) Apsley Road, Margaret River	Single Dwelling, Garage and Patio
07/07/2026	226537	100 (Lot 802) Manear Road, Rosa Glen	Single Dwelling, Carport, Patio, Rainwater Tank and Deck
07/07/2026	226538	14 (Lot 13) Glenroy Way, Cowaramup	Single Dwelling, Garage, Patio and Retaining Walls
08/07/2026	226539	54 (Lot 59) Marginata Road, Witchcliffe	Sea Container
08/07/2026	226540	2000 (Lot 2920) Rosa Brook Road, Rosa Brook	Hay Shed
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
27/01/2026	P226062	805 (Lot 102) Osmington Road, Osmington	Chalets (x6)	Approved
18/02/2026	P226130	17 (Lot 21) Hideaway Entrance, Cowaramup	Single House	Approved
04/03/2026	P226174	118 (Lot 59) Wilderness Road, Margaret River	Ancillary Dwelling	Approved
23/04/2026	P226312	38 (Lot 525) Kurrajong Parkway, Witchcliffe	Single House, Outbuildings (Water Tank and Shed) and associated Tree Clearing	Approved
29/04/2026	P226333	426 (Lot 1005) Bussell Highway, Margaret River (Lot 63 Verdot Lane, Margaret River Lifestyle Village)	Grouped Dwelling	Approved
30/04/2026	P226336	52 (Lot 184) Abelia Avenue, Margaret River	Retrospective Single House (Retaining and Fill)	Approved
06/05/2026	P226351	Lot 9015 Darch Road, Margaret River	Entry Statement Wall and Signage (Rapids Landing)	Approved
20/05/2026	P226386	1 (Lot 2) Hideaway Entrance, Cowaramup	Extension of Term to P224097	Approved
20/05/2026	P226387	3 (Lot 57) Donovan Street, Augusta	Holiday House	Approved
20/05/2026	P226388	25 (Lot 139) Langley Crescent, Gracetown	Extension of Term to P223883	Approved
20/05/2026	P226394	35 (Lot 262) McManus Circuit, Witchcliffe	Single House and Change of Use (Existing Single Dwelling to Ancillary Dwelling)	Approved
20/05/2026	P226396	27-33 (Lot 295) Tunbridge Street, Margaret River	Amendment to P222812 Community Purpose (Alteration - Replacement of Ramp)	Approved
02/07/2026	P226520	27 (Lot 7) Friesian Street, Cowaramup	Retaining Wall	Approved
SUBDIVISIONS				
NIL				
LOCAL LAW PERMITS				
03/06/2026	P226437	Augusta Recreation Centre - 102 Allnutt Terrace, Augusta	Local Law permit to operate exercise classes - Cheryl Callard - July 2026 to July 2027	Approved
11/06/2026	P226467	Gas Bay, Reserve 41545	Authorisation to Film on Shire Reserve - Student short film - 11 and 12 July 2026	Approved
02/07/2026	P226521	Fearn Ave Precinct, Margaret River	Local Law permit to operate information stall - Ben Small MP - 4 July 2026+	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
29/04/2026	P226327	101 (Lot 115) Baudin Drive, Gnarabup	Holiday House Renewal	Approve with Conditions

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 Assessment P226327

General Details

Reporting Officer	Suzi Magnall
Disclosure of Interest	Nil
Assessment Level	Major (Level 3)

Application Details

Nature of application	Holiday House Renewal 101 (Lot 115) Baudin Drive, Gnarabup PTY/7957
Proposed use	A planning application has been received for the renewal of the Holiday House. As previously approved, the existing dwelling is to be used to accommodate up to eight (8) short stay guests at any one time. The existing management arrangements are to be retained and the duration of the approval sought in this case is Twelve (12) Months .
Previous term	☒ 12 months ☐ 3 years ☐ 5 years
Is the application same as previous?	Yes
Have there been any objections?	Yes – Three objections were received (summarised below)
Have there been any complaints over the recent period of approval?	Yes – 3/10/25 - Noise Complaints – Excessive guest numbers and noise 23/8/25 – Advertising additional guests 29/1/26 – Excessive Daytime noise
Planning History	P225404 – Holiday House (Large) – Approved 4 June 2025 P210154 – Swimming Pool – Approved 14 May 2010 P25344 – Dwelling – Approved 4 July 2006
Date of Report	7/7/26
Recommended period of approval	☒ 12 months ☐ 3 years ☐ 5 years The Applicant has agreed to a further 12 month approval period to allow a timely renewal assessment.

Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners – 3 Submissions	☒	☐
Government Agencies	☐	☒
Internal Shire Departments - Environmental Health	☐	☒
Where any issues raised through the referrals process?	☒	☐

Policy Requirements

Local Planning Policy 7 – Short Stay Accommodation		
Policy Element	Provision	Comment
Location	Coastal settlement	☒ Yes ☐ No
	Urban area located within Policy Plan 1?	☐ Yes ☒ No
	Within 50m of Village Centre zone?	☐ Yes ☒ No
	Located outside of Policy Plan 1 but comprise of an area not less than 1ha?	☐ Yes ☒ No

Design / Layout	One parking bay per bedroom, Or two bays for grouped dwellings	✓ Yes ☐ No
	Reticulated water supply, or minimum 120,000 rainwater tank?	✓ Yes ☐ No
	Existing or proposed one site effluent disposal system sized accordingly to number of guests?	✓ Yes ☐ No
	Decks and balconies located away from the bedrooms of neighbouring dwellings?	✓ Yes ☐ No
	Decks and balconies located close to the living and dining areas of neighbouring dwellings, provided with suitable screening?	✓ Yes ☐ No
	Each bedroom accommodates a maximum of two persons?	✓ Yes ☐ No
Management	Management Plan submitted?	✓ Yes ☐ No
	BEEP provided	✓ Yes ☐
	Manager, or employee permanently resides 35m drive from Site?	✓ Yes ☐ No
	House Rules?	✓ Yes ☐ 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

Community Engagement	
Submitter	Submitter Comments
Private Submitter 1	Object (Supports a further 12 month renewal period): - Over the past 12 months, there have been multiple instances of environmental nuisance (noise) associated with this property. Some incidents have been formally reported to the Shire as a Noise Nuisance / Public Health Report, whilst others have been addressed directly with the property managers, Holidays Margaret River. - Since the property commenced operation as a holiday house, we have experienced repeated issues with excessive noise, particularly from larger groups staying at the property. - There is also excessive noise during the day which is harder to manage as it is not 'quiet time' but still disruptive. The property managers asked us to notify them if noise levels earlier in the day suggest it may continue into the evening, which we have done on multiple occasions. - The main first floor entertaining deck overlooks neighbours and exacerbates the impact. - Whilst the property manager has generally responded to calls and messages, the fact remains that noise issues have continued to occur, causing disturbances so significant that on occasion our children were unable to sleep. - The issues have also been communicated directly with the owner of 101 Baudin Drive, and we have video / audio recordings to validate our concerns. - It is our view that the ongoing issue is not simply occasional guest behaviour, but the acceptance of bookings from groups that are not compatible with the residential character of the neighbourhood, for example, large groups of younger adults / hens' celebrations that result in excessive late-night noise and loud vehicle activity after midnight. Strict booking criteria can successfully dictate the type of guests that respect the residential environment, including minimum age requirements, reduced maximum occupancy, positively reviewed guests etc. - The cumulative effect of these ongoing disturbances is a chronic sense of unease for neighbouring residents, particularly on weekends, always uncertain whether we have to monitor noise levels and contact

	managers. It is not reasonable for neighbouring residents to repeatedly undertake this role. - Given the history of noise-related issues associated with this property, we request the Shire consider whether the Holiday House is appropriate in its current form, whether the maximum occupancy should be reduced, what additional operating conditions should be imposed to better protect residential amenity and if shorter approval terms should be considered. In response to Applicant's proposed measures (detailed below submissions): - The absence of complaints since April should not be given much weight, as April through to the end of winter has substantially reduced capacity. Effective management can only be assessed during peak periods. - The recurring disturbances are not isolated incidents, but are associated with the change in use of the property to short-term accommodation. - It is our intention to report every noise nuisance to the Shire (with audio) to formally document the issues. - The Management should avoid bookings clearly inconsistent with the purpose of large social gatherings and parties. - Noise during the afternoon is equally important to be managed as it can have a significant impact on neighbours. Repeated exposure to loud music, shouting, offensive language and excessive noise all day is difficult to accept and the Shire have limited ability to regulate. - Concerns are not isolated to one residents, but shared by all neighbours. - The owner monitoring the CCTV should help reduce the burden on surrounding residents to report issues. Whilst the concern remains around 8 guests being excessive for this location, there is acceptance to move forward with the additional measures proposed for a further 12 month approval period and to continue monitoring the Holiday House use, without a reduction in guest numbers. On the proviso of a further review in 12 months and appropriate future action if noise issues continued.
Private Submitter 2	Object (Supports a further 12 month renewal period): - Would consider a further year on the condition of significant improvement in owner / property management of noise. - The summer of 2026 has been the loudest, most disruptive (sleep) in seven years residing in Gnarabup, primarily from the party atmosphere, often commencing mid-morning. - The main first floor entertaining area / deck overlooks all bedrooms of our house, exacerbating the noise. Following Management Response to concerns: - Will reach out to Management to gain phone number as we have not received this. - Requested link for lodgement of future concerns.
Private Submitter 3	Object (Do not support Renewal with 8 guests): - We request the Holiday House Renewal be for a maximum period of 12 months. - We request that guest numbers be limited to a maximum of 6 people. - We request that all noise is kept to a minimum with a 8.30pm no external noise curfew. - We request that if there are more than three instances of guests not abiding to the regulations set by the Augusta Margaret River Shire, that the use for short term holiday use be revoked. - We feel this is a reasonable request for a residential area of Gnarabup. - A business is being run in a residential area that disturbs the peace, and there is risk of this occurring again.
Applicant Comment:	

It is acknowledged that, as a coastal holiday destination, occupancy levels at the property are typically highest during the summer months. Bookings are generally much lower during the colder period from June through to September, and this seasonal pattern is expected to continue into the future. While occupancy is currently reduced due to the quieter winter season, it is important to note that the property has continued to operate since April 2026 without any noise complaints or reports being received by our management team. We believe this reflects both the effectiveness of the management procedures currently in place and the improvements that have been made to guest communication and expectations.

We take neighbour amenity very seriously and appreciate the concerns that have been raised. As the appointed property managers, our objective is to ensure the property operates responsibly within the residential environment while complying with all Holiday House approval requirements.

We would like to outline the management procedures that are currently in place and the additional measures we are prepared to implement moving forward.

Current Management Procedures

The property is currently managed under a number of strict controls designed to minimise the potential for noise and disturbance:

- All guests are personally contacted approximately two days prior to arrival and reminded that the property is located in a quiet residential neighbourhood where respect for neighbours is expected at all times. This information is also sent to guests by text message approximately two hours prior to arrival.
- Guests are specifically advised that noise must be kept to a minimum after 9:00pm and that no music or loud noise is permitted on the upper outdoor deck after this time.
- The following statement is currently included in the property's advertising:

"Please respect our neighbours by keeping noise to a minimum after 9:00 pm. Seabreeze Escape is located in the peaceful Gnarabup residential area of Margaret River, and we kindly ask that all music and noise be turned off after this time. This is especially important when using the top-level outdoor deck, where no music or loud noise is permitted after 9:00 pm."

- All booking platforms have the "No Parties or Events" restriction activated.
- Guests are advised that outside visitors are not permitted without prior approval from management. This requirement forms part of the arrival information provided to every booking.
- The property has a maximum occupancy limit of eight guests and cannot be booked for more than eight people. While we cannot control whether approved guests may occasionally have a visitor during their stay, our booking procedures, house rules and management practices are specifically designed to prevent the property from being used by larger groups, parties or events.
- Our Guest Liaison Manager, is available on-call 24 hours a day, seven days a week. Immediate action is taken whenever concerns are raised. Neighbours have been provided with direct contact details and encouraged to contact immediately if any issue arises so it can be addressed before escalating.

Response to Noise Concerns

Where concerns have been brought directly to our attention, we have acted promptly and contacted guests immediately. Our records show that concerns were raised directly with our management team on 25 October 2025, 24 January 2026 and 10 April 2026. On each occasion, management responded immediately and worked directly with guests to address the issue.

While there have been isolated instances where neighbours have contacted us regarding guest noise, these matters were addressed immediately by management. It is important to note that we have not received any noise complaints or reports since 10 April 2026, despite the property continuing to operate throughout this period. We believe this demonstrates that the management procedures currently in place have been effective and that guest behaviour has improved significantly.

We also note that effective management relies upon timely communication when issues arise. One neighbouring resident has regularly contacted our management team directly, enabling us to take immediate action when required. Another resident has generally chosen to communicate concerns through the property owner rather than through the management contact provided.

As required under the Holiday House framework, we maintain a local management presence specifically so issues can be dealt with immediately. We encourage residents to contact us directly at the first sign of any concern, regardless of the time of day. If necessary, our manager will attend the property in person to address issues. However, management can only investigate and respond to concerns that are brought directly to our attention at the time they occur.

For completeness, we note that we attempted to engage directly with this resident regarding management procedures via correspondence sent through the owner on 29 March 2026.

Additional Measures Proposed

In response to the concerns raised, we are prepared to implement the following additional management measures:

- Installation of additional signage at the access point to the upper deck clearly stating that no music, loud noise or gatherings are permitted after 9:00pm.
- Updating all advertising to include the following statement:

"Please respect our neighbours by keeping noise to a minimum after 9:00 pm. Seabreeze Escape is located in the peaceful Gnarabup residential area of Margaret River, and all music and excessive noise must cease after this time. This is especially important on the top-level outdoor deck, where no music or loud noise is permitted after 9:00 pm. Please also ensure noise is kept to a minimum if returning to the property after 9:00 pm. Seabreeze Escape is intended for family style holidays and is not available for functions, parties, or large social gatherings. A maximum of 3 vehicles may be parked at the property. As with all of our holiday homes, Holidays Margaret River does not accept bookings from Leavers or associated groups."

- Removal of all references to the two rollaway beds from advertising material to avoid any perception that occupancy above eight guests may be accommodated.
- Continued strict enforcement of the maximum occupancy limit of eight guests.
- Continued screening of bookings to ensure the property is not used for parties, events, functions, hens' celebrations or similar group activities that are inconsistent with the residential character of the area.
- Continued provision of a 24-hour local management contact with immediate response capability.

- Two “HIK - Connect” commercial grade CCTV cameras (external – up and down driveway) that will be constantly monitored by the owners (via phone App) to ensure guest capacity limits met/excessive after 9pm activity. These were installed in March 2026.
- Installation of “Minut” noise monitoring system at front of house and 1st floor balcony that will be constantly monitored by the owners (via phone App). Due to be installed in next couple of months (well before the spring/summer busier season)
<https://www.minut.com/features/noise-monitoring>
- Owners have briefed the managers, Holidays Margaret River to include and implement strict eviction house rules if neighbour complaints are made on consecutive nights

Renewal Period

To provide comfort to both the Shire and neighbouring residents, we would be supportive of a one-year approval renewal period. This would allow the effectiveness of the current and proposed management measures to be monitored and reviewed.

Discussion

The concerns raised by the neighbouring residents about additional guests and excessive noise both during the day and after hours are noted and were forwarded to the Applicant for their response. The Applicant has provided a detailed response as to how they currently manage the property, plus the additional measures they will take going forward to further protect the amenity of neighbours.

Furthermore, the booking information and House Rules are considered clear and thorough regarding noise and the need to protect the amenity of the surrounding residents in Gnarabup. The existing CCTV monitoring of the driveway for comings and goings, and the planned installation of a “Minut” noise monitoring system will be useful tools to allow the Manager’s to self-monitor guest activity and take action prior to neighbours needing to report disturbances. The proposed suite of measures is considered robust and beyond the level which other Management Teams offer, which is justification for a further 12 month approval period with the same guest numbers.

Whilst concerns have been raised about the appropriateness of the Holiday House use within the residential suburb of Gnarabup, the site satisfies the locational criteria and objectives for Holiday Homes under the Shire’s Local Planning Policy (LPP7). The responsibility lies with the Management to protect the amenity of neighbouring residents through effective rules and measures.

A further 12-month approval is recommended whereby the proponents will need to demonstrate that their management measures are sufficient to prevent impacts on the amenity of the neighbouring properties. At the time of renewal, the neighbours will be re-consulted to help determine whether these additional management arrangements have been effective. This is considered a reasonable approach to allow for the further 12 month approval of the Holiday House.

Determination

That the Acting Coordinator Planning Services Grant Planning Consent under Delegated Authority Instrument No. 34 pursuant to Clause 68(2) of the Deemed Provisions of Local Planning Scheme No. 1 for the Holiday House Renewal at 101 (Lot 115) Baudin Drive, Gnarabup subject to compliance with the following conditions:

CONDITIONS

1. The development is to be carried out in compliance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent.

Plans and Specifications	P1 to P3 received by the Shire on 04 June 2025
--------------------------	--

2. Holiday House use is permitted for a period of **Twelve (12) Months** from **<end of previous period of approval> to <end of period of approval>**. (Refer to advice note 'a')
3. The approved Bushfire Emergency Evacuation Plan shall be displayed in a conspicuous location within the dwelling at all times.
4. 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 to advice note 'b').
5. 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 ground level. The sign shall be erected within the property frontage and must be visible from the street front. (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 **eight (8) people** at any one time.
8. Amplified music shall not be played outside of the Holiday House between the hours of 9pm and 10am.
9. Any marketing material for this Holiday House shall include display of the planning approval reference number for this approval. (Refer to advice note 'f')
10. House Rules' shall be provided to all guests and shall be displayed within a prominent position within the Holiday House. (Refer to advice note 'g')

ADVICE NOTES

- a) A new planning application seeking approval should be submitted 90 days before the expiry of this approval, along with the appropriate planning fee. Please note that a three (3) year approval term may not be applied in the following instances:
 - (i) Substantiated complaints have been received by the Shire during the last period of approval which impact the amenity of the neighbouring properties;
 - (ii) A renewal application has not been received prior to the expiry of the previous approval;
 - (iii) Changes have been made to management arrangements or guest numbers over the course of the approval or as part of the subject application;
 - (iv) The use has not commenced operation.
- 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.

- (ii) 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) 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.
- g) The 'House Rules' document shall be consistent with key elements of the NSW Code for Holiday Houses.
- h) Please note that the Shire does not notify landowners in writing of the expiry of a Holiday House planning approval. It is the owner's 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](#). 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/department-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register>