DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
1 October 2026 to 7 October 2026

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
01/10/2026	P226783	Lot 9015 John Archibald Drive, Margaret River	Amended Local Development Plan (Rapids Landing Lifestyle Community)
01/10/2026	P226784	166 (Lot 689) Redgate Road, Witchcliffe	Dam Extension
02/10/2026	P226785	8 (Lot 7) Knight Place, Augusta	Outbuilding (Shed) and Retrospective Ancillary Dwelling
02/10/2026	P226786	4 (Lot 528) Pelican Rise, Augusta A7473	Single House
02/10/2026	P226787	7 (Lot 1016) Ridgeview Close, Margaret River	Building Envelope Variation and Outbuilding (Shed)
05/10/2026	P226790	Unit C / 17 (Lot 41) Town View Terrace, Margaret River	Holiday House
05/10/2026	P226795	9 (Lot 85) Rafferty Entrance, Kudardup	Ancillary Dwelling and Outbuilding (Shed)
06/10/2026	P226796	72 (Lot 435) Abelia Avenue, Margaret River	Single House
06/10/2026	P226797	21 (Lot 148) Kingston Powles Way, Kudardup	Single House
06/10/2026	P226798	6 (Lot 7) Rangnow Place, Margaret River	Holiday House (Large) Renewal
06/10/2026	P226799	13 (Lot 12) Lake View Crescent, Prevelly	Holiday House Renewal
07/10/2026	P226800	13 (Lot 412) Dunnart Close, Margaret River	Development outside of Building Envelope – Garden Fence (Masonry)
BUILDING			
01/10/2026	226751	11 (Lot 308) Noreuil Circuit, Cowaramup	Shed
01/10/2026	226752	3 (Lot 9) Lilly Street, Augusta	Shed
01/10/2026	226753	12 (Lot 123) Cloudbreak Way, Margaret River	Single Dwelling, Garage and Patio
01/10/2026	226754	404 (Lot 3) Sebbes Road, Forest Grove	Retrospective Approval - Alterations and Additions to Existing Building, 2 x Rain Water Tanks
01/10/2026	226755	404 (Lot 3) Sebbes Road, Forest Grove	Alterations and Additions to Existing Dwelling - Fit out
05/10/2026	226756	37 (Lot 330) Firetail Rise, Karridale	Single Dwelling, Garage and Patio
05/10/2026	226757	43 (Lot 89) Apsley Drive, Margaret River	Single Dwelling, Garage and Patio
05/10/2026	226758	49 (Lot 66) Town View Terrace, Margaret River	Installation of a security gate
05/10/2026	226759	Unit 5 / 5 (Lot 401) Hasluck Street, Cowaramup	Occupancy Permit For BLD226733
05/10/2026	226760	78 (Lot 22) Forrest Road, Margaret River	Studio
05/10/2026	226761	7 (Lot 21) Hamlet Place, Karridale	Single Dwelling and Rainwater Tank
06/10/2026	226762	13 (Lot 29) Moondyne Ridge, Kudardup	Single Dwelling, Garage and Patio, Ancillary Dwelling, Store, Carport and Deck
06/10/2026	226763	185 (Lot 632) Wallcliffe Road, Margaret River	Farm Shed
06/10/2026	226764	129 (Lot 44) Terry Drive, Margaret River	Alterations and Additions - Office Addition
06/10/2026	226765	62 (Lot 91) Willmott Avenue, Margaret River	Partial demolition; new extension; full refurbishment; and complete reconfiguration of the existing old fire station building, together with new car parking; and associated external works.
07/10/2026	226766	112 (Lot 408) Ashton Street, Margaret River	2 x Retaining walls
07/10/2026	226767	1 (Lot 256) McManus Circuit, Witchcliffe	Shed
07/10/2026	226768	539 (Lot 4657) Bessell Road, Rosa Glen	Shed
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
24/04/2026	P226317	25 (Lot 442) Pimelia Drive, Margaret River	Home Business (Chiropractic Consulting Room)	Approved

18/05/2026	P226377	8 (Lot 138) Canal Close, Molloy Island	Driveway (Vegetation Removal)	Approved
11/06/2026	P226461	69 (Lot 27) Forrest Road, Margaret River	Retrospective Ancillary Dwelling	Approved
08/07/2026	P226543	93 (Lot 25) Jane Road, Augusta	Ancillary Dwelling	Approved
20/07/2026	P226570	3 (Lot 6) Redgate Road, Witchcliffe	Amendment to P221903 - Modification of Condition	Approved
21/07/2026	P226582	41 (Lot 12) Karrack Crescent, Witchcliffe	Holiday House	Approved
22/07/2026	P226590	55 (Lot 49) Terry Drive, Margaret River	Outbuilding (Shed)	Approved
22/07/2026	P226593	3 (Lot 56) Kookaburra Nook, Cowaramup	Amendment to P225832 (Retaining Wall and Earthworks)	Approved
26/08/2026	P226700	190 (Lot 31) Exmoor Drive, Margaret River	Ancillary Dwelling and Building Envelope Variation	Approved
27/08/2026	P226707	Reserve 22531 - 158 Bussell Highway, Margaret River - TAFE	Outbuilding Addition	Approved
15/09/2026	P226745	38 (Lot 80) Fearn Avenue, Margaret River	Extension of Term to P224118	Approved
SUBDIVISIONS				
Nil				
LOCAL LAW PERMITS				
27/07/2026	P226640	Flinders Bay, Reserve 24653	EOI - Mobile Food Business - Berry Bliss Real Fruit Ice Cream	Approved
29/07/2026	P226648	Duggan Pavilion, Reserve 19416 or Grace town Main beach, Reserve 27618 or Rotary Park, Reserve 18451	EOI - Mobile Food Business - Mama Bear Thai Cowaramup	Approved
28/08/2026	P226710	Rivermouth Car Park, Gnarabup and Grunters, Reserve 41545	Extension to EOI Permit - Margaret River Surfing Academy	Approved
28/08/2026	P226711	Rivermouth Car Park, Reserve 41545	Extension ot EOI Permit - MR Kayaks and Canoes	Approved
28/08/2026	P226713	Rivermouth Car Park, Reserve 41545	Extension to EOI Permit - Outdoor Discoveries	Approved
28/08/2026	P226719	Huzza, Melaleaucas, Sewers and Jays Beach	Extension to EOI Permit - Margaret River Surf School	Approved
02/09/2026	P226722	Rivermouth Car Park, Reserve 41545	Extension to EOI Permit - Bushtucker Tours	Approved

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
12/06/2026	P226469	23 (Lot 142) Grunters Way, Gnarabup	Holiday House (Large) 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.

General Details

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

Application Details

Nature of application	Holiday House (Large) Renewal 23 (Lot 142) Grunters Way Gnarabup PTY/7984
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 (Swell Stays) are to be retained and the duration of the approval sought in this case is five years.
Previous term	☐ 12 months √ 3 years ☐ 5 years
Is the application same as previous?	**Yes**
Have there been any objections?	Yes – x2 Submissions detailing noise and light concerns (see below)
Have there been any complaints over the recent period of approval?	No
Planning History	**P24389 – Dwelling – Approved 24/9/24** **P222370 – HH (Large) – Approved (1yr) – 9/8/23** **P223274 – HH (Large) – Approved (3yr) – 12/7/23**
Date of Report	**7/10/26**
Recommended period of approval	√ 12 months ☐ 3 years ☐ 5 years

	The Applicant has agreed to a 12 month approval period to allow a timely renewal assessment

Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners – **2 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): • While we do not oppose the renewal at 23 Grunters Way we do ask that guests be asked to turn off outside lights when not needed at night. Many times all lights are on <u>all night.</u> Our bedroom is at the front of our house and this is a nuisance for us. • Also, can you please advise the owners to inform guests not to park on the road as it blocks the street. The driveway can fit 4 cars, (the garage is not available for guest use) but often guests use the road rather than park nose to tail in the driveway. • Thanks for considering these minor issues. In response to Applicant's proposed measures (detailed below submissions): - Thank you for addressing the concerns raised regarding the holiday-let property at 23 Grunters Way. We are satisfied that the owner has acknowledged the issues raised and agreed to put measures in place to mitigate the disturbance. Therefore we have no further issue with this property continuing to be short-term rented.
Private Submitter 2	**Object:** There are two main issues with 23 Grunters Way as a holiday house. One is the amount of lights left on all night and two the noise when people are partying on the deck. We have had discussions with Swell Stays over the lighting and they insist they have done all they can to mitigate it but clearly it isn't working and effects the amenity of the area. Noise is an issue too as the house accommodates for large numbers particularly people are very loud until the early hours and don't seem to care that it is a Tuesday night etc as they have paid for their accommodation and think they can do as they please with no regard for locals. There is another holiday house at another neighbouring dwelling that causes no issues.

	Unfortunately, 23 Grunters Way isn't suited for a holiday house of the proposed size. It's more suited to a bush block. ***Additional comments submitted during application assessment period and in response to the Owners mitigation measures:*** - Sunday night (30/8/2026) and there is excessive noise from holiday house guests. (Noise recording submitted) - The proposed measures seem reasonable as long as they are adhered to. The only issue worth noting is the sound monitor measuring decibels. The other night when the weather was dead calm you could hear the people next door talking clearly at 2am. I'm sure their voices wouldn't have been over the decibel limit but nonetheless once awake it was hard to get back to sleep and we had to tell them it was 2 am. (16/9) - How will the privacy screen muffle sound coming from the balcony late at night? Is the applicant now reneging on the decibel meter to control noise? That was one of the stipulations in the proposal. The lights were left on all night again last night and it makes me wonder whether they are treating this seriously or just saying a whole lot of things to get it passed by council. (21/9) - The holiday house is treated as a party house during the week and is only going to get worse as summer approaches. (21/9) - It's 9:40 pm and 23 Grunters Way is lit up like a chartreuse as usual. There is zero respect and zero action by the holiday house. Screaming kids all day while my wife tries to work nightshift at the hospital. (3/10)

Applicant's Response to Submissions / Proposed Mitigation Measures (9/9/26):

The applicant has provided a response to the submissions received during the advertising period. The concerns are taken seriously and a detailed response to each issue together with the specific management measures proposed are detailed below.

For context the applicant has explained that they have recently taken possession of the property and a number of the issues were ongoing prior to their ownership of the property. The applicant also explained that there had been longstanding issues between neighbouring properties prior to the applicants purchasing the property.

<u>External Lighting</u>

Concerns raised: Outside lights are left on overnight, causing a nuisance to the neighbouring bedroom at the front of the property.

Response and proposed measures:

- External lights will be fitted with a timer, switching off automatically at 9pm, except for verandah lights, which will operate on a motion sensor (or similar). Quotes are being received to achieve this action.
- The lighting curfew will be stated explicitly in the house rules provided to guests before arrival and displayed in the house manual.
- If possible, lighting will be app/ wifi controlled (to be investigated), the property manager will be able to switch external lights off remotely on receiving a neighbour or after hours complaint.
- A dedicated after hours contact number will be provided directly to neighbouring dwellings for immediate reporting.

It is recognised that previous solutions have not resolved this, physical and automated controls are now proposed rather than relying on guest compliance, which was a gap in the previous approach.

On-street parking

Concerns raised: Guests park on the road and block the street rather than using the driveway.

Response and proposed measures:

- The driveway will continue to accommodate 4 vehicles, and guests will be required to park nose-to-tail to use the full capacity – this will be confirmed with a diagram in the booking confirmation and again in the guest arrival guide.
- A condition of booking will require guests to register vehicle numbers prior to arrival. Guests exceeding the 4 vehicle limit will be asked to arrange alternative parking off-site (e.g. shared arrival).
- A clear, permanent sign will be installed at the driveway entrance instructing guests not to park on the road.
- Ther requirement not to park on the street will also be set out in the house information provided to guests and communicated directly to them before and during their stay.
- Acknowledged breach of parking condition will result in a warning and for repeat or serious breaches, forfeiture of the security bond.

Noise

Concern raised: The property accommodates large groups, and noise late into the evening – including midweek, which has been a recurring nuisance, with noise recording submitted as evidence.

Response and proposed measures:

- A noise-monitoring device (e.g. minut or Noiseaware) can be installed, measuring decibel levels only (no audio recorded) and sends automated alerts when levels exceed a set threshold, both indoors and on outdoor entertaining areas.
- A strict noise curfew will apply after 9pm for weekdays and 10pm for weekends. This will be communicated in the booking terms, house rules and on-site signage.

- A local, contactable property manager (swell stays) will respond to noise alerts and neighbour complaints in person.
- Additional noise warnings will be issued to guests, including at the time of booking, again in the pre-arrival guest communication and as an on-site reminder displayed in the house manual, reinforcing the curfew and the consequences of breach.
- A three-strike escalation policy will apply: (1) remote/ phone warning to guests, (2) in-person attendance and written warning (3) immediate termination of the booking and forfeiture of the full security bond, with guests required to vacate.
- Guest screening will be tightened. Bookings will require acknowledgement of the noise and conduct policy. The platforms 'no party/ event' terms will be strictly enforced and bookings that show risk indicators (e.g. large same age groups booking a single night midweek) will be declined.
- Maintain a log of all noise complaints, alerts, and actions taken, which will be made available to Council upon request. Demonstrating that the measures are being actively enforced.

The submitted noise recording are taken seriously as evidence that self managed compliance has not worked. The measures above shift enforcement from guest goodwill to automated detection and a locally based, empowered manager with real consequences for breaches.

<u>Suitability of the property for a Holiday House of this size:</u>

Concern raised: The property is not considered suited to a holiday house of the scale currently approved.

Response:

The concerns are acknowledged and closely tied to noise, lighting and parking issues raised above, rather than a defect of the dwelling itself. A maximum occupancy of 8 guests is proposed for the renewal, which is supported by the available car parking on site (4 vehicles) and the enhanced noise management plan above. Council monitoring on the effectiveness of these measures is supported.

Further Consultation and Response:

Following consultation with neighbours about the proposed noise and light mitigation measures, additional complaints were received from the neighbour. The Applicant has now added further mitigation measures (including sound attenuation fencing on the deck) to effectively manage noise and lighting issues at the Holiday House as follows (29/9/26):

Because of the slope of the land, a fence-based solution wouldn't be effective. Any fence would still sit lower than the neighbours' windows. Instead, I'm proposing a set of fixed controls that address both noise and light at the source:

1. ***Timers on outdoor lighting.*** *Parts have been ordered and will be fitted as soon as they arrive, sourced from a local supplier.*

2. ***Sound meter on the deck.*** *This will continuously log noise levels and produce reports, giving us objective data to review. Will be ordered upon this applications approval. Fitted by a local supplier.*
3. ***Sound-attenuating wall on the deck.*** *This will replace the existing handrails and sit directly in line with the neighbours' windows, blocking both sound and light from the deck. It will be ordered from an Eastern States supplier once this proposal is approved. This will be 3.2m long, and 2.2m tall. (sitting directing behind the BBQ in these photos).*
   https://www.quickbuiltfencing.com.au/pdfs/gated/qbs-acoustic-barrier-technical-compliance-manual.pdf

4. ***Shade sail over the lounge room window.*** *This will block additional light coming from inside the house and will be sourced from a local supplier.*

The total cost of these modifications is approximately $10,000.

These controls are all physical and permanent, so they don't rely on guests or tenants following the rules. We'll also update the house handbook with the rule changes outlined in my first response.

In the spirit of working together, it may also help if the neighbours considered a small shade sail over the affected open windows, running from their roofline to the fence line (roughly 1 m wide and 2–3 m long). This is entirely optional, but it would be an inexpensive way to complement the measures above and whilst maintaining their open windows.

Update on time frames for implementation (6/10/26):

Lights
MRCES modified the first set of switches today. They need to return to complete the front lights and the light over the trampoline (this one is around the corner of the building and does not shine anywhere near the neighbours). The timer is currently set to 2 hours, and I have asked MRCES to reduce it to 1 hour on their next visit. This means the modified outdoor lights left on will switch off automatically after 2hrs, and soon to be 1hr. MRCES will also return and disconnect one of the deck downlights, to further reduce light.

Shade sails
Margaret River Canvas will be on site on Friday to measure up. At additional cost, I have also asked them to quote for an extra sail covering the proposed location of the acoustic wall, as an interim measure to reduce light from the deck until the wall is fitted. They can measure, manufacture, and fit within approximately 4 weeks of order.

Acoustic wall*.*

Due to demand, the wall cannot be fabricated and delivered sooner than approximately 5 weeks from order. Once it arrives, I will arrange installation within approximately 4-5 weeks, working around delivery, tenancy, and the availability of labour – with all intent to have it completed as soon as possible.

Noise monitor
This is a subscription-based product ordered online. I will order it as soon as final approval is granted.

House Handbook
The house handbook has been updated to include items such as 9pm lights off outside, noise to a minimum etc.

The contractors and I are doing all we can to have these solutions in place as quickly as possible. As everything is custom built and fitted, I am working within their build schedules.

Discussion

The concerns raised by the neighbouring residents about light issues and excessive noise both during the day and after hours are noted and were forwarded to the Applicant / Owner 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.

The proposed timers on exterior light switches will ensure lights are not left on indefinitely and takes the responsibility for this action away from the guests. The proposed shade sail will also reduce glare from the lights into the neighbouring property.

The noise mitigation measures are extremely thorough and pro-active, with a suite of proposals that are considered robust and beyond the level which other Management offer. The proposals come at a significant cost outlay for the Applicant, which further demonstrates their commitment to protecting the amenity of neighbours and provides justification for another renewal period of the Holiday House with the same guest numbers.

It is acknowledged that the proposed measures will take some time to order, manufacture, deliver and install, and the Applicant has provided updated time frames too allow these additions to be effectively secured by condition on the approval. This has been relayed to the submitters.

It is important to note, the neighbouring resident has made repeated complaints throughout the application process, referring to both daytime and nighttime noise from the Holiday House, plus light pollution at night, showing increasing frustration with the situation. The most recent complaint was directed at the Owner's of the property who were in residence for the weekend and despite employing measures to be respectful of the neighbours, complaints were still raised about their children being noisy whilst playing in the garden during the day. The light complaint at 9.40pm was from the Owner taking their dog out briefly and the balcony lights activating. They were only on for a very short time period.

A portion of the complaints through submissions related to the need for sleep during the day due to shift work. Whilst neighbours should expect a reasonable level of amenity from a

Holiday House, this would only be in line with the typical residential use of a property. It is unreasonable to expect a Holiday House Owner to accommodate noise mitigation above an beyond the use of the house as a standard residential dwelling.

The neighbours have been informed that the proposed noise attenuation measures will take some time to implement, however the light timers are being installed imminently and will provide immediate action. The time period for the implementation of the measures will be secured by condition.

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. 2 for the Holiday House (Large) Renewal at 23 (Lot 142) Grunters Way, 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 26 May 2022

2. The 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 10pm 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')

11. A shade sail shall be fitted to the exterior deck adjacent to the living area (shown in green on P2). The shade sail shall be installed within two months of this approval and maintained thereafter.

12. A sound-attenuating wall / screen shall be fitted to the exterior deck in the location shown (in red) on P2. This screen shall be installed within three months of this approval and retained in perpetuity.

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;
   (i) A renewal application has not been received prior to the expiry of the previous approval;

(ii) Changes have been made to management arrangements or guest numbers over the course of the approval or as part of the subject application;
(iii) The use has not commenced operation.

a) 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.

b) 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.

c) This approval does not affect the entitlement to use the dwelling for permanent residential purposes.

d) 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.

e) 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.

f) The 'House Rules' document shall be consistent with key elements of the NSW Code for Holiday Houses.

g) 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.

h) 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.

i) 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/department-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register