

DEVELOPMENT ASSESSMENT REPORT
Shire of Augusta Margaret River
6 March 2025 to 12 March 2025

APPLICATIONS RECEIVED

Date Rec'd	Reference No.	Address	Proposal
PLANNING			
06/03/2025	P225174	7 (Lot 28) Wooredah Crescent, Prevelly	Holiday House (Large)
06/03/2025	P225177	24A (Lot 102) Le Souef Street, Margaret River	Holiday House
07/03/2025	P225182	Unit 1, 38 (Lot 1) Georgette Road, Gracetown	Retrospective Ancillary Dwelling
07/03/2025	P225183	17 (Lot 511) Powderbark Way, Witchcliffe	Single House, Ancillary Dwelling, Outbuildings (Water tank and Shed)
10/03/2025	P225184	29 (Lot 64) Greenwood Avenue, Margaret River	Single House and Ancillary Dwelling
10/03/2025	P225185	33 (Lot 518) Powderbark Way, Witchcliffe	Single House
06/03/2025	P225187	7 (Lot 21) Wise Road, Margaret River	Subdivision
11/03/2025	P225188	Unit 5, 3 (Lot 5) Higgins Street, Margaret River	Holiday House (Renewal)
12/03/2025	P225189	2 (Lot 84) Ripple Place, Cowaramup	Single House
12/03/2025	P225190	Lot 2 Fisher Road, Kudardup	Local Development Plan
12/03/2025	P225191	6280 (Lot 192) Caves Road, Margaret River	Ancillary Dwelling
12/03/2025	P225192	41 (Lot 101) Donovan Street, Augusta	Outbuilding (Shed)
12/03/2025	P225193	45 (Lot 74) Abelia Avenue, Margaret River	Single House
12/03/2025	P225194	11 (Lot 837) Millar Way, Augusta	Retrospective Storage Additions
BUILDING			
06/03/2025	225177	10 (Lot 62) Salkild Place, Augusta	Alteration Addition - Deck and Verandah
06/03/2025	225178	Unit B, 76 (Srata Lot 2) Albany Terrace Augusta	Single Dwelling and Alfresco
06/03/2025	225179	Lot 94 Kudardup Road, Kudardup	Relocatable Dwelling
06/03/2025	225180	3 (Lot 238) Dunham Loop, Margaret River	Single Dwelling, Garage and Alfresco
06/03/2025	225181	32 (Lot 20) Mardo Drive, Witchcliffe	Single Dwelling and Water Tank
06/03/2025	225182	Reserve 24653, Davies Road, Augusta - Flinders Bay Toilets	Roof Cladding and Roof Structure Replacement
07/03/2025	225183	3 (Lot 236) Plenty Street, Margaret River	Single Dwelling, Garage and Alfresco
07/03/2025	225184	40 (Lot 132) Dalton Way, Molloy Island	Carport and Patio
07/03/2025	225185	18 (Lot 15) Moondyne Ridge, Kudardup	Shed and Water Tank
07/03/2025	225186	20 (Lot 224) Dunham Loop, Margaret River	Single Dwelling, Garage and Dwelling
07/03/2025	225187	7 (Lot 98) Grunters Way, Gnarabup	Ancillary Dwelling
11/03/2025	225188	6 (Lot 217) Dunham Loop, Margaret River	Single Dwelling, Garage and Alfresco
12/03/2025	225189	82 (Lot 415) Leschenaultia Avenue, Margaret River	Single Dwelling, Garage and Alfresco
Exploration Licenses for Comment			
Nil			

APPLICATIONS DETERMINED UNDER DELEGATION

Date Rec'd	Reference No.	Address	Proposal	Outcome
PLANNING				
13/12/2024	P224948	165 (Lot 16) Calkarri Drive, Augusta	Home Business (Massage)	Approved
02/01/2025	P225001	7 (Lot 391) Wishart Road, Augusta	Holiday House (Renewal)	Approved
06/01/2025	P225003	16 (Lot 288) Sawmill Loop, Karridale	Single House	Approved
09/01/2025	P225009	12 (Lot 153) Georgette Road, Gracetown	Outbuilding (Shed)	Approved
10/01/2025	P225015	9 (Lot 66) Thomasia Court, Augusta	Holiday House	Approved
SUBDIVISIONS				
Nil				
LOCAL LAW PERMITS				
Nil				

LEVEL 3 PLANNING APPLICATIONS FOR DETERMINATION

Date Rec'd	Reference No.	Address	Proposal	Recommendation
PLANNING				
21/10/2025	P224743	8087 (Lot 323) Bussell Highway, Cowaramup	Holiday House (Large)	Refusal
3/12/2024	P224913	8 (Lot 891) Allnut Terrace, Augusta	Holiday House (Large) (Renewal)	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 Assessment P224743



General Details

Reporting Officer	Grace Graham
Disclosure of Interest	Nil
Assessment Level	Major Level 3

Application Details

Address	8087 Bussell Hwy, Cowaramup			
Proposed Development	Holiday House (Large)			
Zoning	Priority Agriculture			
Lot Area	2,572sqm			
Use Class and Permissibility	'A' Discretionary Use Advertising Required			
Heritage/Aboriginal Sites	none			
Other Considerations	Visual Management Area	<input type="checkbox"/>	Sewerage Sensitive Area	<input type="checkbox"/>
	Special Control Area	<input type="checkbox"/>	Watercourses/Rivers	<input type="checkbox"/>
	Bushfire Prone Area	<input checked="" type="checkbox"/>	Environmentally Sensitive Areas	<input type="checkbox"/>
Structure Plans/LDP's	none			
Easements/Encumbrances	Easement over neighbouring driveway (appx. 22m in length) benefiting land owner of 8087 Bussell Hwy, Cowaramup providing primary access to the lot.			
Why is Development Approval Required?	Holiday House (Short Stay) is a Discretionary Use			

Site Image



Assessment

Referrals	Yes	No
Adjoining Neighbours/Property Owners – 3 Submissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Government Agencies – Main Roads	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Internal Shire Departments – Environmental Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where any objections received? – 2 Objections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Where any issues raised through the referrals process?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Policy Framework	Yes	No
Does the proposal involve variations to the Residential Design Codes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Does the proposal involve any variations to Scheme Requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the proposal involve any variations to Policy Requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other matters that require discretion (Vegetation Removal)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Internal Department Comments		
Department	Department Comments	Officer Comments
Environmental Health	<p>Holiday house for 8 guests (planning consultant's report states maximum of 6 guests). Property not connected to reticulated water or sewerage.</p> <p>The effluent disposal system will require upgrading if the house will be used for 8 guests. Alternatively, the applicant could reduce the number of guests to 6, and no upgrade will be required. If the applicant would like to proceed, Environmental Health can assist with calculations.</p>	<p>Noted. Effluent system would require upgrade if a supported.</p>
Department	Department Comments	Officer Comments
Main Roads	<p>Main Roads does not support the proposed change of use to Holiday House, in principle, for the reasons as outlined previously in September 2023</p> <p>It is noted that the Shire has approved a 'Bed and Breakfast' use on the property without referral to Main Roads after comments were provided on the 'Holiday House' proposal/application.</p> <p>It is noted that the current application does not include floor plan for the loft level accommodation and the proposed occupancy has been reduced from 8 persons to 6 persons.</p> <p>Comments as outlined previously remain relevant for the current proposal.</p> <p>Main Roads does not support any commercial use / development with direct access to the Bussell Highway in principle.</p> <p>Bussell Highway is currently a high speed rural highway with significant and increasing traffic demands with future upgrading to a dual carriageway standard.</p> <p>Commercial access to the property will increase traffic demands at the access/ driveway which will increase the potential for vehicle conflicts at the access and along the highway.</p> <p>The proposed tourist accommodation use will attract patrons not familiar with the highway access which would further increase potential for vehicle conflicts.</p> <p>It is noted that whilst the application refers to a large holiday house for up to 8 residents the floorplan layout indicates that a two key arrangement would</p>	<p>Noted that main roads does not support the change of use from single dwelling to holiday house use.</p> <p>Applicant was advised of this position during the assessment and provided a response from a traffic consultant. This advice was issued to main roads for further comment.</p> <p>Main roads position was unchanged following review of the further information and remain unsupportive of the commercial use of the subject site due to multiple reasons as outlined in correspondence.</p>

	<p>be possible which may further increase traffic demands.</p> <p>The proposal is considered an ad hoc commercial development which will create an undesirable precedent for other similar commercial uses.</p> <p>Main Roads principle concern is to maintain the safety and function of the highway.</p>	
Community Engagement		
Submitter	Submitter Comments	Officer Comments
Private Submitter 1 – Support	It is a fitting use for the property.	Noted.
Private Submitter 2 – Object	[REDACTED]	[REDACTED]
Private Submitter 3 – Object	[REDACTED]	[REDACTED]

Policy Requirements

Local Planning Policy 7 – Short Stay Accommodation		
Policy Element	Provision	Comment
No locational provisions met - Variation	Coastal settlement	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 rainwater tank?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 110,000L water tank is existing onsite.
	Existing or proposed one site effluent disposal system sized accordingly to number of guests?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Existing system requires upgrade for increased guests.
	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 8 guests – 4 bedrooms
Fire	If within bushfire prone area a BAL provided?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	For sites with a BAL above Low, a BMP prepared by accredited consultant and where required referred to DFES for comments?	<input type="checkbox"/> Yes <input type="checkbox"/> No – No longer required updated SPP 3.7 September 2024
	BAL rating at BAL-40 or FZ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Management	Management Plan submitted?	√ Yes <input type="checkbox"/> No
	BEEP provided	√ Yes <input type="checkbox"/>
	Manager, or employee permanently resides 35m drive from Site?	√ Yes <input type="checkbox"/> No
	House Rules?	√ 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
Recommended period of approval	<input type="checkbox"/> 12 months <input type="checkbox"/> 3 years • Not recommended for approval	

Discussion

Planning approval is sought for a holiday house of 8 guests on a 2,572sqm priority agricultural lot fronting the Bussell Hwy. The application involves a variation to Local Planning Policy 7 (LPP7) *Short Stay Accommodation* as the holiday house location doesn't meet the policy provisions locational criteria being located outside a coastal settlement, on a lot less than 1ha, and not within a permitted area within a residential area. The application also sought to vary the local planning scheme 1 clause 5.26.4, as the proposed holiday house is not located in an area that is generally considered appropriate within coastal communities of the government area or within close proximity to major tourist attractions.

Planning Approvals

- P167 – Propose Cheese Factory – Approved May 1985
- P222614 – Change of use to Single Dwelling – Approved October 2022
- P223583 – Bed & Breakfast – Approved June 2024

Site History

As outlined above the site was once used as a cheese factory and later changed its use to a single dwelling in October 2022. A holiday house application was lodged in September 2023 and the applicant was advised that the application was unlikely to be supported due to its inconsistency with the locational requirements of LPP7. Through the assessment there were multiple negative submissions following advertising from surrounding neighbours and concerns were raised by state government agencies including main roads.

The proposal was modified to a bed & breakfast, which at the time were not subject to the locational criteria of LPP7s not due to the hosted nature of the use and lack of locational criteria was approved in June 2024.

Since the previous determination, amendments to the planning regulations for Short Term Rental Accommodation (STRA) in September 2024 resulted in a bed and breakfast (Hosted STRA) being exempt from planning approval in Western Australia. This change also removed the need for STRA to be considered in the Bushfire Planning requirements.

The concerns raised in response to the previous holiday house are listed as follows:

- Traffic concerns based on advice from Main Road regarding entering and exiting a portion of Bussell Highway with a high speed (110km/hr), with possible issues with cars who are not familiar with the property not having sufficient space to slow down and turn in causing potential hazardous slowing, stopping and turning.
- Inconsistency with the locational criteria of the LPP7.
- Proximity to agricultural land and potential land use conflicts.

Application Justification

The applicant has provided the following justification for the proposal:

- **Traffic and Road Safety:** A Traffic Impact Assessment (PTG report) shows the entry point is sufficient and complies with required safety standards. The applicant contends that there would be similar traffic generated bed & breakfast use, which involves similar traffic movements and fewer vehicle movements than previous commercial land use.
- **Site Location and Separation from Other Dwellings:** The application demonstrates that the site's location relative to other dwellings is typical of rural residential areas, with adequate separation from nearby homes. The Shire policy aims to identify areas suitable for holiday houses, and the site falls within a farming area, where this use is considered appropriate. The spread of housing around the site aligns with the typical pattern found in rural residential areas.
- **Impact on Farming Activities:** The applicant argues that the short stay use of the site will not affect farming activities, as no complaints have been received from nearby farmers while the bed and breakfast has been in operation to date. The property owner has a good relationship with the closest farmer, and there is no evidence that guests would disrupt farming operations.

Local Planning Scheme No. 1 (LPS1)

It is noted that Clause 5.26.4 of LPS1 states the following:

"Holiday houses are generally considered appropriate within coastal communities of the local government area or within close proximity to major tourist attractions but are not considered to be appropriate within residential districts of inland settlements."

The proposed location of the holiday house is not consistent with the Local Planning Scheme 1 (LPS1), as it is not located within a permitted location as outlined in the clause above. This locational criteria is reinforced in the Shire's Local Planning Policy 7, as discussed further below.

In addition to the above it is generally considered that tourism uses (chalets, cabin, caravan parks and guest house facilities) on agricultural properties is only considered when it is linked to an agricultural use and on a lot over 5ha in size as a minimum requirement as per clause 4.16.3 of LPS1.

It is acknowledged in this instance that the site is not a typical size for an agricultural property being only 2,572sqm, that it is unlikely to provide for substantive agricultural pursuits, however the small size and proximity of the dwelling to adjoining rural property makes it vulnerable to impacts from farming operations. A change to a tourism based land use likely to exacerbate this, given visitors to the site are more likely to be sensitive to noise, odours and other operational processes associated with agricultural.

When looking at the objectives of the priority agriculture zone, the change of use is inconsistent with the zones following purpose & objectives

- Purpose (c) - To provide that development activities that generate incompatible land use proposals are not permitted; and
- Objective (c) - To manage land use changes so that the rural productivity and the rural character and amenity of land within the zone is preserved;
- Objective (g) - To allow for the provision of sustainable low impact tourist development such as chalet development but only where there is an established and continued agricultural, horticultural, viticultural or other similar rural production, or significant tracts of native vegetation that can be protected on the land holding and where such uses will be incidental and complementary to that established use or protection of the significant native vegetation.

Local Planning Policy 7 – Short Stay Accommodation

Local Planning Policy 7 sets out permitted locations for Holiday Houses (Unhosted Short Stay Accommodation) across the Shire.

The local planning policy has been updated on a number of occasions based on a number of issues arising from Holiday Homes operating from smaller lots within the Margaret River townsite. As a consequence of this, the minimum lot size in the policy was increased, and the performance criteria was also removed from the policy to reinforce that the locations where this type of development is expected to occur within the Shire is limited.

The Shire has consistently applied these standards in order to prevent Holiday Homes occurring in suburban areas to amenity issues discussed further below, as well as retain the maximum number of long-term rentals in these areas.

It has been determined in the tribunal that the use of a dwelling for short stay accommodation is inherently different to the use of a dwelling for permanent residential accommodation. Short stay occupants often have a limited connection to the permanent residential and rural community and have the potential to disrupt the area (not just immediate neighbours) by maintaining irregular and unpredictable hours of vehicle trips and entertaining. There is also a higher likely hood of an unhosted short stay accommodation having adverse amenity impacts arising from noise associated with guest behaviours, vehicle movements and potential disturbances to community relations and security with un hosted short stay rentals.

The current approval of the property for hosted accommodation is now exempt under the amendments to the planning regulations for Short term Rental Accommodation (STRA) in September 2024, meaning that it does not require a planning approval to operate as a B&B/hosted short stay accommodation. The amendment to the regulations identifies that hosted and unhosted short stay accommodation pose different amenity impacts which require different management approaches and regulation.

There is a concern that variation to these standards will establish an undesirable precedent and give rise to further applications to vary the locational criteria of the policy.

Driveway Access onto Highway & Main Roads Referral

The existing dwelling is accessed via an easement over the driveway for the neighbouring properties from Bussell Highway.

As outlined previously, Main Roads raised concerns with the proposal given the speed limit and layout of this part of Bussell Highway, concerned that the lack of shoulder turning opportunities at a 110km speed for people unfamiliar with the area could lead to potential hazardous slowing, stopping and turning.

Additional information and justification was presented to Main Roads by the proponent, however they have reaffirmed their position of not supporting the proposal.

Determination

That the Coordinator Planning Services Refuse to 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 (Large) at 8087 Bussell Hwy, Cowaramup subject to compliance with the following for the following reasons:

1. The proposed development is inconsistent with clause 5.26.4 of Local Planning Scheme No. 1 given the site is located on a priority agricultural lot not within a coastal community or within close proximity to major tourist attractions or within a residential district in an inland settlement.
2. The proposed development does not meet the locational criteria set out by policy provision HH1 of the Shire's *Local Planning Policy 7 Short Stay Accommodation*. The site is located on a lot less than 1ha and is not located in a coastal settlement or within the permitted policy area as shown on Policy Plan 1 or within 50m of a village centre zone in an inland settlement.
3. The proposed development conflicts with the objectives of the *Local Planning Policy 7 Short Stay Accommodation*. The use of short stay accommodation is inconsistent with the objective that short stay accommodation is located and managed so as to prevent inappropriate impacts upon the amenity of surrounding areas.
4. The proposed development would be inconsistent with the objectives of the priority agricultural zone which aims to manage land use changes so that the rural productivity of land within the zone is preserved.
5. The proposed development would be inconsistent with the objectives of the priority agricultural zone which aims to allow for the provision of sustainable low impact tourist development such as chalet development but only where there is an established and continued agricultural, horticultural, viticultural or other similar rural production, or significant tracts of native vegetation that can be protected on the land holding and where such uses will be incidental and complementary to that established use or protection of the significant native vegetation.
6. The proposed development would be inconsistent with orderly and proper planning and approval of the application would set an undesirable precedent.
7. The access to of Bussell Highway is not considered suitable for the type of traffic generated by the land use.



General Details

Reporting Officer	Tessa Ashworth
Disclosure of Interest	Nil
Assessment Level	Level 3 – 1 x objection

Application Details

Nature of application	Holiday House (Large) (Renewal) - 8 (Lot 891) Allnut Terrace, Augusta
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 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 3 years, following form the previous 12 month approval.
Is the application same as previous?	Yes
Have there been any objections?	Yes – 1
Have there been any complaints over the recent period of approval?	No
Recommended period of approval	<input checked="" type="checkbox"/> 12 months <input type="checkbox"/> 3 years <input type="checkbox"/> 5 years



Consultation/Discussion

One objection was received regarding the proposal. The following concerns were raised.

- Noise levels from guests on the veranda can be problematic given the proximity to a neighbouring bedroom.
- Parking is a problem with the large number of cars and boats sometimes at the property, leaving limited space in the adjacent road reserve.

The applicant responded to these concerns by improving communications with guests upon booking to:

- Advise of noise guidelines, including the installation of onsite signage on the veranda about quiet hours.
- Addressing parking through providing pre-arrival parking instructions to guests and limiting bookings to 3 vehicles.

Additionally, a boundary fence has been erected between the two adjoining properties that will help to mitigate impacts.



Due to the master bedroom of the neighbours being adjacent to the veranda of the proposed holiday house, it is important that the noise impacts can be addressed adequately. For this reason, a 12-month approval term has been recommended to provide an opportunity to see if the actions above will be successful in addressing the concerns raised through consultation.

The applicant has accepted the recommendation for a 12-month approval to demonstrate that the holiday house can be run with minimal impact on adjoining lots with the actions stated above.

Determination

That the 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 (Large) (Renewal) at 8 (Lot 891) Allnut Terrace, Augusta 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 8 June 2023
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2. The Holiday House use is permitted for a period of **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 and Bushfire Management 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')

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.



- 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](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>