

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 16 June 2020

ATTENDANCE

Matt Cuthbert, Chris Wenman, Devin Moltoni

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
12/06/2020	A3366	36 (Lot 2) Armstrong Road, Cowaramup	Addition - Solar Panels	P220303
12/06/2020	A9426	7 (Lot 149) Mulberry Mews, Cowaramup	Single Dwelling (Visual Privacy)	P220304
12/06/2020	A9404	8 (Lot 127) Tall Trees Court, Cowaramup	Single Dwelling (Setback Variation)	P220305
15/06/2020	A12597	164 (Lot 31) Darch Road, Margaret River	Outbuilding (Shed)	P220306
15/06/2020	A6551	49 (Lot 183) Marmaduke Point Drive, Gnarabup	Outbuilding (Boat Shed)	P220307
16/06/2020	A399	41 (Lot 20) Georgette Way, Prevelly	Holiday House	P220308
17/06/2020	A5448	22 (Lot 46) Freycinet Way, Gnarabup	Holiday House	P220310
17/06/2020	A12376 A2754	175 (Lot 57) Bussell Highway, Margaret River	Holiday House (Renewal)	P220311
17/06/2020	A12403	Subdivision Lot 9001 Brockman Highway, Karridale	Subdivision	P220312
18/06/2020	A11845	1 (Lot11) Hogan Place, Witchcliffe	Outbuilding (Setback Variation)	P220314
18/06/2020	A12766	100 (Lot 204) Ashton Street, Margaret River	Setback Variation, Removal of Trees	P220315

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
12/06/2020	A12862	47 Lot 39 Brookside Boulevard, Cowaramup	Retaining Wall	220239
12/06/2020	A4786	12 Hillier Drive, Margaret River	Patio	220240
12/06/2020	A9392	53B Lot 14 Forrest Road, Margaret River	Patio	220241
15/06/2020	A3392	5 Town View Terrace, Margaret River	3 x Group Dwellings	220242
15/06/2020	A8076	Unit 6 62 Orchid Ramble, Margaret River	Single Dwelling	220244
15/06/2020	A3497	122 Lot 2 Bussell Highway, Margaret River	Alterations and Additions to Existing Shop	220245
16/06/2020	A3068	6 Lot 14 Higgins Street, Margaret River	Alterations and Additions to Existing Dwelling	220246
17/06/2020	A12397	25 Lumber Crescent, Karridale	Patio	220248
17/06/2020	A10832	9 Calabrese Close, Margaret River	Shed	220249
17/06/2020	A11958	1 Lot 209 Fritch Road, Karridale	Single Dwelling	220250
17/06/2020	A5250	Lot 858 Blackwood Avenue, Augusta	2 x Chalets	220251
17/06/2020	A3800	1 Lot 35 Blackwood Avenue, Augusta	Renovation of Existing Ablution Block	220252
18/06/2020	A10838	139 Lot 71 Ashton Street, Margaret River	Swimming Pool and Fence	220253
18/06/2020	A12366 A10684 A8782	58 Lot 63 Wrigglesworth Drive, Cowaramup	Storage Shed	220254
18/06/2020	A11217	51 Lot 1008 Heron Drive, Margaret River	Rainwater Tank	220255

SUBDIVISIONS DETERMINED

Nil

LEVEL 1 APPLICATIONS determined under delegation

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
27/02/2020	Clare Hamilton	34 (Lot 225) Minchin Way, Margaret River	Light Industry Addition (2 x Storage Sheds)	Approved	P220143
04/05/2020	Devin Moltoni	1 (Lot 833) Millar Way, Augusta	Caretaker Dwelling - Addition	Approved	P220240
07/05/2020	Clare Hamilton	190 (Lot 13) Railway Terrace, Margaret River	Section 40 (Home Office)	Approved	P220247
08/05/2020	Lucy Gouws	51 (Lot 1008) Heron Drive, Margaret River	Building Envelope Variation - Water tank outside envelope	Approved	P220248
13/05/2020	Lezia Sandon	Unit 1 1 (Lot 158) Boodjidup Road, Margaret River	Winery	Approved	P220253
28/05/2020	Lucy Gouws	Reserve 44736 (Lot 1004) Wallcliffe Road, Margaret River	Additions (Patio)	Approved	P220284

LEVEL 2 APPLICATIONS for determination

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
30/03/2020	Devin Moltoni	23 (Lot 175) Marmaduke Point Drive, Gnarabup	Holiday House	Approve	P220199
20/02/2020	Devin Moltoni	Unit 3, 3 (Lot 1) Blackwood Avenue, Augusta	Holiday House	Approve	P220124

MANAGEMENT OF VEGETATION ON SHIRE RESERVES

Nil

LOCAL LAW PERMITS

Nil

OTHER APPLICATIONS determined under delegation

Nil

ELECTED MEMBERS ATTENTION

Nil

CLOSURE OF MEETING



DEVELOPMENT APPLICATION ASSESSMENT (DAU)
Report to Manager Planning and Development Services

Proposed Holiday House at 23 (Lot 175) Point Marmaduke Drive, Gnarabup

Major (Level 2)

P220199; PTY/5709

REPORTING OFFICER : DM
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	1081m ²
Zone	Residential R10
Existing Development	<input checked="" type="checkbox"/> Single House <input type="checkbox"/> Grouped Dwelling
Proposed use	A planning application has been received for a Holiday House use. The existing dwelling is to be used to accommodate up to eight (8) short stay guests at any one time within four (4) bedrooms. The management arrangements are for the applicant to act as the property manager who will be contactable 24 hours of the Day. The property manager resides in Witchcliffe which is within an acceptable distance under Local Planning Policy 7 (LPP7).
Permissible Use Class	'A' – discretionary use
Advertising Required	Yes – completed
Reason not exempted from planning approval?	Discretionary uses are not permitted unless the Shire exercises its discretion by granting development approval.
Heritage/Aboriginal Sites	N/A
Encumbrance	N/A
Date Received	30/03/2020
Date of Report	19/05/2020



Have there been any objections?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have there been any substantial changes to the LPS1 or Policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Comments Received	
Nature of Submission	Officer Comments
<p>During the advertising period one (1) submission was received. This submission was an objection raising the following issues:</p> <ul style="list-style-type: none"> Visual privacy. A main bedroom and number of other rooms of the potentially affected property are visible from living areas of the proposed holiday house. 	<p>Concern is noted. There are no visual privacy variations under the Residential Design Codes (RCodes) to the property from which the objection has been received on grounds of visual privacy. There is a visual privacy variation to the Northern adjoining property. No objections were received regarding visual privacy from the potentially affected Northern</p>

<ul style="list-style-type: none"> Concerns that short stay guests will create noise issues. If approval is granted, a larger fence should be installed between the potentially affected property and the Holiday House at the cost of the landowner. This is to address visual privacy and noise. 	<p>adjoining property. A condition will be included requiring landscape screening to be provided between the dwelling and Northern boundary in accordance with a highlighted area of the approved plans. There is currently existing effective vegetation screening provided at the Northern property boundary on the neighbouring side which will prevent overlooking during the time the landscape screening is being implemented. The proponent has agreed to preventing guests using the upper floor North facing deck by locking the access door. This will address overlooking of the Northern dwelling from upper floor deck by short stay guests. This deck will also be subject to landscape screening to address overlooking in the future.</p> <p>Concern is noted. A condition of approval will be included requiring a sign to be placed that is visible from the street and displays the contact details of the property manager. In the event of any potential noise disturbances, the property manager will be available for contact to address the situation.</p> <p>This concern is noted. Given that there are no visual privacy variations under the RCodes to the affected property, additional fencing or screening cannot be required as a condition of approval. If a larger fence is desired, this can be negotiated directly between landowners and costs agreed upon in line with the Dividing Fences Act 1961. Refer to the above response regarding noise.</p>
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Policy Requirements		
Policy Element	Provision	Comment
Location	Coastal settlement	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Urban area located within Policy Plan 1?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Within 50m of Village Centre zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Located outside of Policy Plan 1 but comprise of an area not less than 1ha?	<input 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 (plus firefighting provision) rainwater tank?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Existing or proposed on site effluent disposal system sized accordingly to number of guests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	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
Fire	If within bushfire prone area a BAL provided?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	The site achieves a BAL rating of 12.5. This is considered acceptable. The existing Gnarabup subdivisional area BMP is considered acceptable to meet the requirement for a BMP for the proposal.	
	For sites with a BAL above Low, a BMP prepared by accredited consultant and where required referred to DFES for comments?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Refer to the above for the accepted BMP.
	BAL rating at BAL-40 or FZ?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Management	Management Plan submitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	BEEP provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Manager, or employee permanently resides 35m drive from Site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	House Rules?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Amplified music may not be played outside between the hours of 10pm to 10am	Require as a condition

	Display the manager's 24hr contact details	Require as a condition
Recommended period of approval	<input checked="" type="checkbox"/> 12 months <input type="checkbox"/> 3 years	

OFFICER RECOMMENDATION

That the Manager of Planning and Development GRANTS Planning Consent under Delegated Authority Instrument No. 16 pursuant to clause 68 (2) of the Deemed Provisions of Local Planning Scheme No. 1 for a Holiday House at 23 (Lot 175) Marmaduke Point Drive Gnarabup subject to compliance with the following conditions:

CONDITIONS

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

Plans and Specifications	P1 to P3 received by the Shire on 30 March 2020
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- The Holiday House use permitted for a period of **12 months** from **<date of this approval>** to **<end of date of approval>**. (Refer to advice note 'a')
- The approved Bushfire Emergency Evacuation Plan and Bushfire Management Plan shall be displayed in a conspicuous location within the dwelling at all times.
- A Manager or a contactable employee of the Manager that permanently resides no greater than a 35 minute drive from the site shall be nominated for the Holiday House and this person shall attend to any callout within 35 minutes of a reported incident. The Manager or contactable employee is to be retained at all times during the use of the site as a Holiday House. (Refer advice note 'b')
- At all times the Holiday House use is in operation, the 24-hour contact details of the **Manager** of the Holiday House shall be displayed on a sign that is clearly visible from the nearest street frontage. The sign is limited to a maximum size of 0.2 metres square and not exceeding 1.5 metres in height from the ground level. The sign shall be erected within the property frontage and must be visible from the front street. (Refer to advice note 'c')
- All vehicles & boats connected with the premises shall be parked within the boundaries of the property.
- The short stay use of the dwelling shall not be occupied by more than **eight (8) people** at any one time.
- Amplified music shall not be played outside of the holiday house between the hours of 10pm and 10am.
- 'House Rules' shall be developed to the satisfaction of the Shire prior to the commencement of use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within the Holiday House. (Refer to advice note 'f')
- Any marketing material for this Holiday House shall include display of the planning approval reference number for this approval. (Refer to advice note 'g')
- Prior to commencement of the Holiday House use a Landscape Plan shall be prepared to the satisfaction of the Shire by a suitably qualified and/or experienced landscape consultant. The Landscape Plan shall be drawn to scale and show the following:
 - Landscaping provided in accordance with the highlighted area of approved plan P1;
 - The location, name and mature heights of existing and proposed trees and shrubs and ground covers on both the subject site and the adjoining street verge(s);
 - Any lawns and paved areas to be established;
 - Any natural landscaped areas to be retained; and
 - Those areas that are to be reticulated or irrigated are demonstrated to be designed using water sensitive principles.
- Landscaping shall be implemented, in accordance with the approved Landscape Plan, prior to the commencement of the Holiday House use of the development and shall be maintained at all times.

ADVICE NOTES

- Following satisfactory performance of the approved use, and in the absence of any substantiated complaints over the twelve (12) month approval period, the Shire may grant further planning approval for the continuation of the use for a further three (3) years. A new planning application seeking such approval should be submitted 90 days before the expiry of this approval, along with the appropriate planning fee.
- 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) The 'House Rules' document shall be consistent with key elements of the NSW Code for Holiday Houses (please refer to the attached document).
- g) Evidence of the display of the planning approval reference number within the marketing of the Holiday House is required to be provided, to the satisfaction of the Shire, at the time an application to renew the Holiday House use is lodged. Applicants are advised to include a screenshot of the website, to show that the planning approval reference number is being displayed.
- h) Please note that the Shire does not notify landowners in writing of the expiry of a Holiday House planning approval. It is the owners responsibility to monitor and ensure that the planning approval remains valid while the use is being undertaken.



DEVELOPMENT APPLICATION ASSESSMENT (DAU)
Report to Manager Planning and Development Services

Proposed Holiday House at Unit 3 3 (Lot 1) Blackwood Avenue, Augusta

Major (Level 2)

P220124; PTY/7447

REPORTING OFFICER : DM
 DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	227m ²
Zone	Residential R20
Existing Development	<input type="checkbox"/> Single House <input checked="" type="checkbox"/> Grouped Dwelling
Proposed use	A planning application has been received for a Holiday House. The existing dwelling is to be used to accommodate up to four (4) guests or one (1) family as short stay guests at any one time. The management arrangements are for Andrea and Eion Lindsay from Experience Augusta to manage the property.
Permissible Use Class	'A' – discretionary use
Advertising Required	Yes – completed
Reason not exempted from planning approval?	Discretionary uses are not permitted unless the Shire exercises its discretion by granting development approval.
Heritage/Aboriginal Sites	N/A
Encumbrance	N/A
Date Received	20/02/2020
Date of Report	26/05/2020



Have there been any objections?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Comments Received	
Nature of Submission	Officer Comments
<p>During the advertising process one submission was received and this was in objection. The issues raised included:</p> <ul style="list-style-type: none"> Concerns regarding noise from short stay guests. Noise from dogs is a specific concern. 	<p>In response to this concern, the proponent has agreed to prohibit any pets from staying at the Holiday House. A copy of the house rules has been provided</p>

<ul style="list-style-type: none"> Concerns that the parking that is provided is insufficient. An arrangement exists where neighbours are paid to take out bins for the Holiday House. An issue has been raised that guests do not comply with the three (3) bin system and waste is not always disposed of in the correct bin. 	<p>by the proponent to confirm that pets have been prohibited. A sign with the contact details of the property managers will be displayed if noise issues arise. The submitted House Rules indicate that noise complaints will incur the forfeiture of the bond.</p> <p>Two (2) parking bays are required for the proposed Holiday House under Local Planning Policy 7 (LPP7) and two (2) parking bays are provided. In response to concerns, the proponent has indicated that guests may only take two (2) cars which will be mentioned on all advertising sites for the Holiday House. Furthermore, the proponent has agreed to contact all guests and confirm that they are aware of the two (2) car limit.</p> <p>Concern is noted. However, waste being disposed of in the incorrect bins is not a planning consideration. The issue has nonetheless been brought to the proponent's attention. In response, the proponent has committed to providing additional sorting bins and instructions in the house as well as clearly informing guests prior to their stay that they must comply with the three (3) bin system.</p>	
Policy Requirements		
Policy Element	Provision	Comment
Location	Coastal settlement	√ Yes <input type="checkbox"/> No
	Urban area located within Policy Plan 1?	<input type="checkbox"/> Yes √ No
	Within 50m of Village Centre zone?	<input type="checkbox"/> Yes √ No
	Located outside of Policy Plan 1 but comprise of an area not less than 1ha?	<input type="checkbox"/> Yes √ No
Design / Layout	One parking bay per bedroom, Or two bays for grouped dwellings	√ Yes <input type="checkbox"/> No
	Reticulated water supply, or minimum 120,000 (plus firefighting provision) rainwater tank?	√ Yes <input type="checkbox"/> No
	Existing or proposed one site effluent disposal system sized accordingly to number of guests?	√ Yes <input type="checkbox"/> No
	Decks and balconies located away from the bedrooms of neighbouring dwellings?	√ Yes <input type="checkbox"/> No
	Decks and balconies located close to the living and dining areas of neighbouring dwellings, provided with suitable screening?	√ Yes <input type="checkbox"/> No
	Each bedroom accommodates a maximum of two persons?	√ Yes <input type="checkbox"/> No
Fire	If within bushfire prone area a BAL provided?	√ 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?	<p>√ Yes <input type="checkbox"/> No</p> <p>The BAL rating is FZ and a reduction to BAL 29 cannot be achieved. A BMP has been provided by an accredited level three (3) assessor.</p> <p>The proposal is considered to be minor development and within a residential built out are for the purposes of applying the relevant bushfire criteria.</p> <p>The BMP does not meet the acceptable development requirements of SPP 3.7 and the Guidelines or the Tourism Position Statement with particular respect to Elements 1 (Location) and 2 (Siting and Design). The BMP is not supported by the Shire's emergency Services Manager for this reason.</p>

		<p>The Holiday House use is proposed to be situated within an existing grouped dwelling. The grouped dwelling is serviced by reticulated water and is within the Augusta townsite. This informs a decision to consider the proposed development as being within a Residential Built Out Area (RBA). It is also considered that element 4 of the SPP 3.7 Guidelines is met. Following these considerations, the proposal is considered as 'Minor Development' under the guidance of the Position Statement.</p> <p>Despite these non-compliances the proposal is recommended for approval. This is because the vegetation located within the adjoining (northern) lot which creates the FZ bushfire hazard rating, is zoned for more intensive residential development. It will therefore be removed through this process. The areas of non-compliance being the location of the dwelling and its siting cannot be altered through the planning process as they are existing. Given that the Bushfire Guidelines are performance based it is open for the Shire to make a decision of approval based on the residential context of the dwelling and the likely removal of the bushfire hazard in the future.</p>
	BAL rating at BAL-40 or FZ?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Refer to discussion above regarding the BMP.
Management	Management Plan submitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	BEEP provided	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No It is noted that the initial BEEP has been updated and accepted by the Manager of Community Emergency Services.
	Manager, or employee permanently resides 35m drive from Site?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	House Rules?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Amplified music may not be played outside between the hours of 10pm to 10am	Require as a condition
	Display the manager's 24hr contact details	Require as a condition
Recommended period of approval	<input checked="" type="checkbox"/> 12 months <input type="checkbox"/> 3 years	

OFFICER RECOMMENDATION

That the Manager of Planning and Development GRANTS Planning Consent under Delegated Authority Instrument No. 16 pursuant to clause 68 (2) of the Deemed Provisions of Local Planning Scheme No. 1 for a Holiday House at <address> subject to compliance with the following conditions:

CONDITIONS

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

Plans and Specifications	P1 to P2 received by the Shire on 20 February 2020
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- The Holiday House use permitted for a period of **12 months** from <date of this approval> to <end of date of approval>. (Refer to advice note 'a')

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 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 the ground level. The sign shall be erected within the property frontage and must be visible from the front street. (Refer to advice note 'c')
6. All vehicles & boats connected with the premises shall be parked within the boundaries of the property.
7. The short stay use of the dwelling shall not be occupied by more than four (4) people or one (1) family at any one time.
8. Amplified music shall not be played outside of the holiday house between the hours of 10pm and 10am.
9. 'House Rules' shall be developed to the satisfaction of the Shire prior to the commencement of use. Thereafter the 'House Rules' shall be provided to all guests and shall be displayed within a prominent position within the Holiday House. (Refer to advice note 'f')
10. Any marketing material for this Holiday House shall include display of the planning approval reference number for this approval. (Refer to advice note 'g')

ADVICE NOTES

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