

**DEVELOPMENT ASSESSMENT UNIT**  
**Minutes of the Development Assessment Unit**  
**Shire of Augusta Margaret River**  
**On 19 September 2017**

**ATTENDANCE**

Chris Wenman, Jason Heine, Johan Pienaar, Lucy Gouws

**PLANNING APPLICATIONS RECEIVED**

Date Rec'd	Assess No.	Address	Proposal	DA No.
11/09/2017	A12058	Lot 61 McDermott Parade, Witchcliffe	Water Tank and Outbuilding (Freestanding Garage) Ancillary to Dwelling	P217555
12/09/2017	A7988	15 (Lot 146) Grunters Way, Gnarabup	Dwelling	P217556
12/09/2017	A5460	21 (Lot 60) Freycinet Way, Gnarabup	Holiday House	P217557
13/09/2017	A2142	53 (Lot 17) Allnut Terrace, Augusta	Grouped Dwellings X4	P217561
15/09/2017	A9390	29 (Lot 192) Hereford Place, Margaret River	Dam	P217563
15/09/2017	A12173	6 (Lot 3) Brookside Boulevard, Cowaramup	Outbuilding (shed) ancillary to Dwelling	P217564

**BUILDING LICENCE APPLICATIONS RECEIVED**

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
11/09/2017	A2317	10 (Lot 112) Papadakis Avenue, Prevelly	Dwelling Additions	217159
11/09/2017	A1745	43 Thomson Road, Bramley	Shed	217393
11/09/2017	A12455	7 (Lot 343) Duncan Street, Margaret River	Single Dwelling	217394
12/09/2017	A112	Reserve 40709 Cnr Charles West Ave & Fearn Ave, Margaret River	Toilet Upgrade	217395
12/09/2017	A3762	31 (Lot 47) Merchant Street, Margaret River	Ancillary Accommodation	217396
12/09/2017	A6503	10 (Lot 104) Wagtail Place, Cowaramup	Patio, Carport Enclosure and Shed	217397
13/09/2017	A2500	44-48 Station Road, Margaret River	Unauthorised Works (Camp Kitchen, Dining and Laundry)	217398
13/09/2017	A5716	47 (Lot 182) Marmaduke Point Drive, Gnarabup	Dwelling Additions	217399
14/09/2017	A5283	62 Coppin Grove, Redgate	Single Dwelling	217400
15/09/2017	A3302	24 (Lot 7) Memorial Drive, Cowaramup	Shed	217401
15/09/2017	A3302	24 (Lot 7) Memorial Drive, Cowaramup	Granny Flat	217402

**SUBDIVISIONS DETERMINED**

Date Rec'd	Officer	DA No.	Address	Description of Matter	Recommendation

**LEVEL 1 APPLICATIONS determined under delegation**

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.
27/03/2017	Matt Slocomb	1 (lot 79) Redgum Court, Margaret River	Change of Use from Ancillary Dwelling to Single Bedroom Dwelling	Approved	P217205
11/07/2017	Lara Hoole	Lot 'F', Lease Site 1 The Sandtrack, Lot 2703 423 Sebbes Road, Forest Grove	Retrospective Dwelling Additions (Shed)	Approved	P217415
10/07/2017	Angela Satre	7 (Lot 14) Hogan Place, Witchcliffe	Building Envelope Variation to accommodate a Dwelling, Water Tank & Effluent Disposal System	Approved	P217416

13/07/2017	Matt Slocomb	Unit 1, 17 (Strata Lot 1 of Lot 140) Tunbridge Street, Margaret River	Freestanding Sign ancillary to Commercial Development	Approved	P217426
15/08/2017	Robyn Fergusson	6 (Lot 51) Osborne Street, Gracetown	Holiday House Renewal	Approved	P217496
16/08/2017	Eileen De San Miguel	29 (Lot 238) Chuditch Place, Gnarabup	Bed & Breakfast - Renewal	Approved	P217499
16/08/2017	Robyn Fergusson	Unit 1, 45 (Strata Lot 1 of Lot 15) Le Souef Street, Margaret River	Bed & Breakfast - Renewal	Approved	P217502

**LEVEL 2 APPLICATIONS for determination under delegation**

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
14/07/2017	Lucy Gouws	27 / 20 (Strata Lot 229) Riedle Drive, Gnarabup	Holiday House – Renewal	Approve	P217427
14/07/2017	Lucy Gouws	21 / 20 (Strata Lot 229) Riedle Drive, Gnarabup	Holiday House – Renewal	Approve	P217458
14/07/2017	Lucy Gouws	20 / 20 (Strata Lot 229) Riedle Drive, Gnarabup	Holiday House – Renewal	Approve	P217506

**LOCAL LAW PERMITS**

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.

**OTHER APPLICATIONS determined under delegation**

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.

**COMPLIANCE**

Date Rec'd	Officer	Address	Proposal	Outcome	DA No.

**ELECTED MEMBERS ATTENTION**

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.

**CLOSURE OF MEETING**



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

**Proposed Holiday House Renewal at Unit 27, (Strata Lot 27 of Lot 229)**  
**Riedle Drive, Gnarabup**

**Major (Level 2)**

**P217427; PTY/6425**

**REPORTING OFFICER : Lucy Gouws**  
**DISCLOSURE OF INTEREST : Nil**

General Information	
<b>Lot Area</b>	Strata Lot 27 235m <sup>2</sup>
<b>Zone</b>	Residential R30 within SCA3
<b>Existing Development</b>	<input type="checkbox"/> Single House <input checked="" type="checkbox"/> Grouped Dwelling
<b>Nature of application</b>	Renewal
<b>Proposed use</b>	A planning application has been received for the renewal of the Holiday House use at strata Lot 27, of Lot 229 Riedle Drive. As previously approved, the existing grouped dwelling is to be used to accommodate up to 6 short stay guests at any one time. The existing management arrangements with Margaret River Beach Houses are to be retained and the duration of the approval sought in this case is 5 years.
<b>Permissible Use Class</b>	'A' – discretionary use
<b>Advertising Required</b>	Yes - completed
<b>Reason not exempted from planning approval?</b>	Discretionary uses are not permitted unless the Shire exercises its discretion by granting development approval.
<b>Heritage/Aboriginal Sites</b>	N/A
<b>Encumbrance</b>	N/A
<b>Date Received</b>	14/07/2017
<b>Date of Report</b>	18/9/2017





<b>Planning History</b>	<ul style="list-style-type: none"> <li>- A 12-month approval (P213618) was issued on 11/12/13 for a holiday house for 6 guests.</li> <li>- A 3-year approval (P214401) was issued on 28/10/14 for a holiday house for 6 guests.</li> </ul>	
<b>Is the application same as previous?</b>	✓ Yes <input type="checkbox"/> No	
<b>Has the application been advertised to adjoining landowners?</b>	✓ Yes <input type="checkbox"/> No	
<b>Have there been any objections?</b>	✓ Yes <input type="checkbox"/> No	
<b>Have there been any complaints over the recent period of approval?</b>	<input type="checkbox"/> Yes   ✓ No	
<b>Have there been any substantial changes to the LPS1 or Policy?</b>	<input type="checkbox"/> Yes   ✓ No	
<b>Officer comments:</b>	Nil	
<b>Submissions Received – 1 x Objection and 6 x Support</b>		
<b>Nature of Submission</b>	<b>Comments Received</b>	<b>Officer Comment</b>
Objection	Object to the 3 units being rented for short stay. It causes disruptive element to the community. Guests often party as they are on holiday, this impacts those who reside here.	<p>The comments appear to be generalised to short stay accommodation within 'the Break', and not specific to this particular unit. There are no records of any complaints made to the Shire about the use of this particular grouped dwelling as a Holiday House. The manager of the Holiday House manages 9 other Holiday Houses within 'the Break' and has provided a copy of the Management Plan which is displayed within the units.</p> <p>Grouped dwellings within 'the Break' have been operating as short stay units since 1997. Of the 40 grouped dwellings a total of 12 are approved for short stay. The other 2 are managed by Margaret Beach Resort.</p> <p>The manager advised during a phone conversation on the 19/9/17 that the holiday houses are strictly managed. Complaints are responded to promptly,</p>



		occupancy numbers are restricted to 6 and parking is monitored. The numbers of grouped dwellings being used for short stay has reduced from 13 in 2013 to 12.  Considering no complaints have been received during the past 3 years, the continuation of the short stay use is considered to be acceptable.
Support	I agree that this property should remain short stay as this was the original intentions of the purpose of the Break.	Noted.
Support	- This unit is opposite mine and well managed. - I support this application with the understanding that the short stay tenants / occupants will adhere to the existing by-laws of the Break.	Noted.
Support	No comments made.	
Support	Holiday houses are well managed.	Noted.
Support	Fully support the Holiday House renewal.	Noted.
<b>Recommended period of approval</b>	<input type="checkbox"/> 12 months <input type="checkbox"/> 3 years <input checked="" type="checkbox"/> 5 years	
<b>Any discretionary considerations under LPP7's performance criteria.</b>	Nil	

#### OFFICER RECOMMENDATION

**That the Statutory Planning Coordinator 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 Holiday House Renewal at Unit 27, 20 (Strata Lot 27 of Lot 229) Riedle 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 P4 received by the Shire on the 14 July 2017
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2. The Holiday House use is limited to a period of **5 years** from the date of this approval. (P) (Refer to advice note a)
3. A Manager or a contactable employee of the Manager that permanently resides no greater than a 1-hour drive from the site shall be nominated for the Holiday House and this person shall attend to any callout within 1 hour 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) (P).
4. The 24-hour contact details of the **Manager and owner** of the Holiday House shall be visible on the property from the nearest street frontage and maintained to the satisfaction of the Shire. (P)
5. All vehicles & boats connected with the premises shall be parked within the boundaries of the property. (P)
6. The short stay use of the dwelling shall not be occupied by more than **6 people** at any one time. (P)
7. An Emergency Response Plan and Fire Management Plan shall be displayed in a conspicuous location within the development at all times. (P)

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 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 advice note f) (P)

**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. (P)
- 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. (P)
- c) A sign limited to a maximum of 0.2 square metres and not exceeding 1.5 metres in height from ground level may be erected at the property frontage and within the property. (P)
- d) This approval does not affect the entitlement to use the dwelling for permanent residential purposes. (P)
- 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). (P)



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

**Proposed Holiday House (Renewal) - Unit 21, (Strata Lot 21 of Lot 229)  
Riedle Drive, Gnarabup**

**Major (Level 2)**

**P217458; PTY/6419**

**REPORTING OFFICER : Lucy Gouws  
DISCLOSURE OF INTEREST : Nil**

General Information	
Lot Area	235m <sup>2</sup>
Zone	Residential R30 within SCA3
Existing Development	<input type="checkbox"/> Single House <input checked="" type="checkbox"/> Grouped Dwelling
Nature of application	Renewal
Proposed use	A planning application has been received for the renewal of the Holiday House use at Lot 21, of Lot 229 Riedle Drive. As previously approved, the existing dwelling is to be used to accommodate up to 6 short stay guests at any one time. The existing management arrangements with Margaret River Beach House are to be retained and the duration of the approval sought in this case is 5 years.
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	27/07/2017
Date of Report	18/09/2017





<b>Planning History</b>	<ul style="list-style-type: none"> <li>- A 3 year approval (P214404) was issued on 15/08/14 for a holiday house for 6 guests.</li> <li>- A 12 month approval (P213288) was issued on 18/09/13 for a holiday house for 6 guests.</li> </ul>	
<b>Is the application same as previous?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Has the application been advertised to adjoining landowners?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Have there been any objections?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Have there been any complaints over the recent period of approval?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Have there been any substantial changes to the LPS1 or Policy?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Officer comments:</b>	Nil.	
<b>Submissions Received - 1 x Objection and 6 x Support</b>		
<b>Nature of Submission</b>	<b>Comments Received</b>	<b>Officer Comment</b>
Objection	Object to the 3 units being rented for short stay. It causes disruptive element to the community. Guests often party as they are on holiday, this impacts those who reside here.	<p>The comments appear to be generalised to short stay accommodation within 'the Break', and not specific to this particular unit. There are no records of any complaints made to the Shire about the use of this particular grouped dwelling as a Holiday House. The manager of the Holiday House manages 9 other Holiday Houses within 'the Break' and has provided a copy of the Management Plan which is displayed within the units.</p> <p>Grouped dwellings within 'the Break' have been operating as short stay units since 1997. Of the 40 grouped dwellings a total of 12 are approved for short stay. The other 2 are managed by Margaret Beach Resort.</p> <p>The manager advised during a phone conversation on the 19/9/17 that the holiday houses are strictly managed. Complaints are responded to promptly, occupancy numbers are restricted to 6 and parking is monitored. The numbers of grouped dwellings being used for short stay has reduced from 13 in 2013 to 12.</p>



		Considering no complaints have been received during the past 3 years, the continuation of the short stay use is considered to be acceptable.
Support	I agree that this property should remain short stay as this was the original intentions of the purpose of 'the Break'.	Noted.
Support	- This unit is opposite mine and well managed. - I support this application with the understanding that the short stay tenants / occupants will adhere to the existing by-laws of the Break.	Noted.
Support	No comments made.	Noted.
Support	Holiday houses are well managed.	Noted.
Support	Fully support the Holiday House renewal.	Noted.
<b>Recommended period of approval</b>	<input type="checkbox"/> 12 months <input type="checkbox"/> 3 years <input checked="" type="checkbox"/> 5 years	
<b>Any discretionary considerations under LPP7's performance criteria.</b>	Nil	

#### OFFICER RECOMMENDATION

**That the Statutory Planning Coordinator 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 Holiday House (Renewal) (level 1) Unit 21 20 (Strata Lot 21 of Lot 229) Riedle 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 P2 received by the Shire on the 27 July 2017
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2. The Holiday House use is limited to a period of **5 years** from the date of this approval. (P) (Refer to advice note a)
3. A Manager or a contactable employee of the Manager that permanently resides no greater than a 1-hour drive from the site shall be nominated for the Holiday House and this person shall attend to any callout within 1 hour 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) (P).
4. The 24-hour contact details of the **Manager and owner** of the Holiday House shall be visible on the property from the nearest street frontage and maintained to the satisfaction of the Shire. (P)
5. All vehicles & boats connected with the premises shall be parked within the boundaries of the property. (P)
6. The short stay use of the dwelling shall not be occupied by more than **6 people** at any one time. (P)
7. An Emergency Response Plan and Fire Management Plan shall be displayed in a conspicuous location within the development at all times. (P)
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 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 advice note f) (P)

**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. (P)
- 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. (P)
- c) A sign limited to a maximum of 0.2 square metres and not exceeding 1.5 metres in height from ground level may be erected at the property frontage and within the property. (P)
- d) This approval does not affect the entitlement to use the dwelling for permanent residential purposes. (P)
- 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). (P)



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

**Proposed Holiday House Renewal at Unit 20, (Strata Lot 20 of Lot 229)  
 Riedle Drive, Gnarabup**

**Major (Level 2)**

**P217506; PTY/6418**

**REPORTING OFFICER : Lucy Gouws**  
**DISCLOSURE OF INTEREST : Nil**

General Information	
Lot Area	349m <sup>2</sup>
Zone	Residential R30 within SCA3
Existing Development	<input type="checkbox"/> Single House <input checked="" type="checkbox"/> Grouped Dwelling
Nature of application	Renewal
Proposed use	A planning application has been received for the renewal of the Holiday House use at Lot 20, of Lot 229 Riedle Drive. As previously approved, the existing dwelling is to be used to accommodate up to 6 short stay guests at any one time. The existing management arrangements with the Margaret River Beach Houses are to be retained and the duration of the approval sought in this case is 5 years.
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	17/08/2017
Date of Report	18/09/2017





<b>Planning History</b>	<ul style="list-style-type: none"> <li>- A 3 year approval (P214405) was issued on 18/09/14 for a holiday house for 6 guests.</li> <li>- A 12 month approval (P213280) was issued on 18/09/13 for a holiday house for 6 guests.</li> </ul>
<b>Is the application same as previous?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Has the application been advertised to adjoining landowners?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Have there been any objections?</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Have there been any complaints over the recent period of approval?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Have there been any substantial changes to the LPS1 or Policy?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Officer comments:</b>	Nil

**Submissions Received – 1 x support 1 x objection**

<b>Nature of Submission</b>	<b>Comments Received</b>	<b>Officer Comment</b>
Objection	Object to any more units being rented for short stay. It causes disruptive element to the community. Guests often party as they are on holiday, this impacts those who reside here.	<p>The comments appear to be generalised to short stay accommodation within 'the Break', and not specific to this particular unit. There are no records of any complaints made to the Shire about the use of this particular grouped dwelling as a Holiday House. The manager of the Holiday House manages 9 other Holiday Houses within 'the Break' and has provided a copy of the Management Plan which is displayed within the units.</p> <p>Grouped dwellings within 'the Break' have been operating as short stay units since 1997. Of the 40 grouped dwellings a total of 12 are approved for short stay. The other 2 are managed by Margaret Beach Resort.</p>



		<p>The manager advised during a phone conversation on the 19/9/17 that the holiday houses are strictly managed. Complaints are responded to promptly, occupancy numbers are restricted to 6 and parking is monitored.</p> <p>The numbers of grouped dwellings being used for short stay has reduced from 13 in 2013 to 12.</p> <p>Considering no complaints have been received during the past 3 years, the continuation of the short stay use is considered to be acceptable.</p>
Support	Support provided the by - laws are adhered to with respect to the neighbourhood.	Noted.
<b>Recommended period of approval</b>	<input type="checkbox"/> 12 months <input type="checkbox"/> 3 years <input checked="" type="checkbox"/> 5 years	
<b>Any discretionary considerations under LPP7's performance criteria.</b>	Nil	

#### OFFICER RECOMMENDATION

**That the Statutory Planning Coordinator 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 Renewal at Unit 20, 20 (Strata Lot 20 of Lot 229) Riedle 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 P2 received by the Shire on the 17 August 2017
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2. The Holiday House use is limited to a period of **5 years** from the date of this approval. (P) (Refer to advice note a)
3. A Manager or a contactable employee of the Manager that permanently resides no greater than a 1-hour drive from the site shall be nominated for the Holiday House and this person shall attend to any callout within 1 hour 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) (P).
4. The 24-hour contact details of the **Manager and owner** of the Holiday House shall be visible on the property from the nearest street frontage and maintained to the satisfaction of the Shire. (P)
5. All vehicles & boats connected with the premises shall be parked within the boundaries of the property. (P)
6. The short stay use of the dwelling shall not be occupied by more than **6 people** at any one time. (P)
7. An Emergency Response Plan and Fire Management Plan shall be displayed in a conspicuous location within the development at all times. (P)
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 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 advice note f) (P)

## 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. (P)
- 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. (P)
- c) A sign limited to a maximum of 0.2 square metres and not exceeding 1.5 metres in height from ground level may be erected at the property frontage and within the property. (P)
- d) This approval does not affect the entitlement to use the dwelling for permanent residential purposes. (P)
- 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). (P)