

DEVELOPMENT ASSESSMENT UNIT
Minutes of the Development Assessment Unit
Shire of Augusta Margaret River
On 30 May 2017

ATTENDANCE

Hilary Metcalfe, Chris Wenman, Kim Nolan, Johan Pienaar, Matt Slocomb, Lara Hoole, Ian McLeod

PLANNING APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	DA No.
22/05/2017	A1490	75 (Lot 9) Bussell Highway, Cowaramup	Liquor Store - Building Renovations	P217315
22/05/2017	A10072	15 (Lot 479) Chenin Street, Cowaramup	Dwelling Additions (Shed)	P217316
22/05/2017	A5495	32 (Lot 6) Saint Alouarn Place, Margaret River	Holiday House	P217317
22/05/2017	A11854	1 (Lot 20) Knox Place, Witchcliffe	Building Envelope Variation	P217318
22/05/2017	A4753	Lot 4417 Rosa Glen Road, Rosa Glen	Telecommunications Infrastructure - Mobile Phone Tower	P217319
23/05/2017	A3492	11 (Lot 30) Wooredah Crescent, Prevelly	Holiday House (Renewal)	P217321
23/05/2017	A10524	15 (Lot 103) Blain Street, Augusta	Holiday House	P217323
24/05/2017	A11864	26 (Lot 4) Stewart Street, Margaret River	Dwelling	P217324
24/05/2017	A4677	6 Peake Street, Cowaramup	Local Law Permit renewal - Cowaramup Playgroup	P217325
24/05/2017	A4367	27-33 (Lot 295) Tunbridge Street, Margaret River	Signage - Margaret River Community Centre	P217326
24/05/2017	A3116	90 (Lot 4231) Armstrong Road, Cowaramup	Section 40	P217327
24/05/2017	A11843	4 (Lot 9) Dobbins Place Witchcliffe	Building Envelope Variation (Water Tank outside Building Envelope)	P217328
26/05/2017	A10125	11 (Lot 222) Wise Road, Margaret River	Family Day Care	P217329
26/05/2017	A10415	19 (lot 425) Beech Drive, Margaret River	Dwelling	P217330

BUILDING LICENCE APPLICATIONS RECEIVED

Date Rec'd	Assess No.	Address	Proposal	BLDG No.
26/05/2017	A2648	410 (Lot 104) Bussell Highway, Margaret River	Retaining Walls	217221
26/05/2017	A5660	Unit 2 24 Freycinet Way, Gnarabup	Building Approval Certificate - Additions	217222
25/05/2017	A12389	9 (Lot 225) Lumber Crs Karridale	Shed	217220
24/05/2017	A11216	31 (Lot 1007) Heron Drive, Margaret River	Shed	217218
23/05/2017	A8497	8 (Lot 368) Wattle Place, Margaret River	Shed	217216
23/05/2017	A8452	13 (Lot 512) Lemongum Retreat, Margaret River	Ancillary Accommodation	217217

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.
07/03/2017	Lucy Gouws	11 (Lot 15) Goodenia Street, Margaret River	Dwelling with Associated Retaining Walls, Fill & Fencing	Approved	P217164
15/03/2017	Lara Hoole	8 (lot 368) Wattle Place, Margaret River	Dwelling Additions (Shed)	Approved	P217178

05/04/2017	Lara Hoole	22 (Lot 46) Freycinet Way, Gnarabup	Dwelling	Approved	P217234
28/04/2017	Robyn Fergusson	24 (lot 39) Karri Loop, Margaret River	Holiday House (Large) - Renewal	Approved	P217272
22/05/2017	Matt Slocomb	75 (Lot 9) Bussell Highway, Cowaramup	Liquor Store - Building Renovations	Approved	P217315

LEVEL 2 APPLICATIONS for determination under delegation

Date Rec'd	Officer	Address	Proposal	Outcome of DAU Meeting	DA No.
1/02/2017	Lara Hoole	80 (Lot 12) Coppin Grove, Margaret River	Holiday House	Approve	P217082
27/03/2017	Matt Slocomb	Lot 126 Lesueur Place, Gnarabup	Holiday House (Large) – Renewal	Approve	P217207

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.
25/08/2015	Matt Cuthbert	Lot 4 Wallcliffe Road, Margaret River	Scheme Amendment No 40 to Local Planning Scheme No 1	Approved	P215192

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: 80 (Lot 12) Coppin Grove, Margaret River

Major (Level 2)

P217082 ; PTY/5284

REPORTING OFFICER : LH
DISCLOSURE OF INTEREST : Nil

General Information	
Lot Area	2.8380Ha
Zone	Residential (RR2)
Existing Development	<input checked="" type="checkbox"/> Single House <input type="checkbox"/> Grouped Dwelling
Nature of application	<input checked="" type="checkbox"/> New application <input type="checkbox"/> Renewal
Proposed use	Initial proposal was seeking approval for Holiday House (Large) use of 5 x bedroom, 2 x bathroom dwelling to accommodate a maximum of 10 guests. Guest numbers were reduced through the planning application process to a maximum of six (6) guests due to limited capacity of onsite waste disposal system.
Permissible Use Class	'A' – discretionary use
Advertising Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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	1/02/2017
Date of Report	4/05/2017

Location Map





Planning History	<p>P97324 Dwelling approved in 1997.</p> <p>P21457 Dwelling additions approved in 2001.</p> <p>P216386 Ancillary dwelling approved in 2016. Cooking facilities have been added into the pantry.</p>
Has the application been advertised to adjoining landowners?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Have there been any objections?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Officer comments:	<p>The applicant has advised that the cooking facilities in the pantry of the southern building recently approved for Ancillary Dwelling can be disconnected and the doors locked to prevent access. This is recommended as a condition.</p>

Comments Received		
Nature of Submission	Comments Received	Officer Comment
Private submission (objection)	<ul style="list-style-type: none"> I don't believe a 'holiday house' application is suitable for this location. All surrounding homes are used by the owners so the area has low noise, low traffic and appreciation for each others quiet enjoyment of their property. Holiday house with 10 people will have a big effect on this. Holiday house guests aren't there for quiet enjoyment, they want to stay up late, have music and conversation, have visitors over and party. 10 people will increase cars coming and going much more than locals. If the use is approved request that the driveway into and out of the property for visitors is restricted to the northern driveway and the southern driveway is not used. The southern driveway is longer and runs close to our property. This will reduce traffic noise. 	<p>The location of the proposed holiday house meets the acceptable provisions of <i>Local Planning Policy 7 – Holiday Houses</i>. The property is located near Caves Road (a major tourist travel route to beaches and wineries) on a rural residential lifestyle block and has access to required services and onsite facilities.</p> <p>The Shire has issued approval, which is still current, for a dwelling at the end Coppin Grove to be used as a holiday house accommodating up to eight (8) people. It is noted that this holiday house is operating under a second approval and no complaints or objections had been recorded during the approval period or during the renewal application process. This demonstrates that a holiday house use can operate without any adverse impacts on surrounding properties.</p> <p>The Holiday House numbers have been reduced to 6 due to limited capacity of onsite wastewater management system.</p>

		<p>The dwelling is large and has three sections with a total of 6 bedrooms.</p> <p>The applicants have advised that their intention is to attract people who wish to embrace the quiet surroundings and respect other people's amenities and this is to be stipulated in their marketing.</p> <p>Either driveway is suitable for access and runs through the middle of the property. It is not considered necessary to restrict access to one specific driveway only. Notwithstanding, the applicants have advised that they will recommend that the guests use the northern driveway.</p>
Private submission (indifferent)	No further comments.	Noted.

Policy Requirements

Policy Element	Provision	Comment
1. Location	Coastal settlement; or	<input type="checkbox"/>
	Adjoins fronts or is within an area of "significant tourist attraction"; or	<input checked="" type="checkbox"/> Large rural residential lifestyle block located near Caves Road, (major tourist travel route to beaches and wineries).
	Does not adjoins, fronts or is within an area of "significant tourist attraction but exceeds 1000m ² in area.	<input type="checkbox"/>
	R2.5 and R5 coded lots not sharing boundaries with more than 3 lots.	<input type="checkbox"/>
	Does the proposed <u>Holiday House (Large)</u> in an urban area meet the zoning and or location requirements under AD1.4 of the policy?	<input type="checkbox"/>
	R30 density code or lower for Holiday Houses within grouped dwellings.	<input type="checkbox"/>
	None of the Above	<input type="checkbox"/>
2. Occupancy	Does the proposed number of guests six (6) comply with the acceptable development criteria?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3. Amenity	Have there been any complaints since previous approval?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
	Complies with the objectives and provisions of the zone?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	For <u>Holiday House (Large)</u> , is sufficient information provided to assess potential impacts on local amenity.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
4. Design	Is the dwelling <u>of sufficient size</u> to cater for intended number of guests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Is the dwelling <u>sufficiently serviced</u> to cater for intended number of guests?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Sufficient potable water supply?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rain water tank.
5. Management	Emergency Response Plan and Fire Management Plan submitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	Management Plan submitted?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	No amplified music between 10pm & 10am	Require as a condition
	Display the manager's 24hr contact details	Require as a condition
6. Period of approval	<input checked="" type="checkbox"/> 12 months <input type="checkbox"/> 3 years	

Any discretionary considerations under LPP7's performance criteria.

It is recommended as a condition of approval that the cooking facilities that have been added into the recently approved ancillary dwelling are to be disconnected, doors locked to prevent access and that Holiday House bookings shall be taken for one group only at a time.

It is considered that the applicant has addressed the concerns raised in submissions and the proposed Holiday House is recommended for 12month conditional approval.

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 Holiday House at 80 (Lot 12) Coppin Grove, Redgate 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	P 1 received at the Shire on 1 February 2017. P2 & P3 received at the Shire on 19 May 2017.
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2. The cooking facilities in the southern portion of the building that contains Bedroom 3 to 4, as shown on plan P3, shall be disconnected and access prevented to the satisfaction of the Shire prior to the commencement of the holiday house use. The Shire shall be notified once the cooking facilities have been disconnected and access prevented for the purposes of arranging an inspection.
3. The tea & coffee facilities area identified on approved Plan P3 shall not be modified/expanded to include access to any cooking facilities. (P)
4. The Holiday House shall not be occupied by more than one group of people at any one time.
5. The Holiday House use is limited to a period of twelve (12) months from the date of this approval. (P) (Refer to advice note 'a')
5. An Emergency Response Plan (i.e. fire escape route maps and other details as required) and Fire Management Plan shall be prepared and submitted to the Shire prior to commencement of the use. The Emergency Response Plan and Fire Management Plan shall be displayed in a conspicuous location within the dwelling at all times. (P)
6. 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).
7. 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. (Refer advice note 'c') (P)
8. All vehicles & boats connected with the premises shall be parked within the boundaries of the property. (P)
9. The short stay use of the dwelling shall not be occupied by more than **six (6)** people at any one time. (P)
10. Amplified music shall not be played outside of the Holiday House between the hours of 10pm and 10am.
11. '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 'g') (P)

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. (P)
- b) In relation to condition 6, 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.
- g) 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 (Large) – Renewal at 5 (Lot 126) Lesueur Place Gnarabup

Major (Level 2)

P217207; PTY/7968

REPORTING OFFICER : Matt Slocomb
DISCLOSURE OF INTEREST : Submitter is a colleague.

General Information	
Lot Area	1136m ²
Zone	Residential R10 (SCA3)
Existing Development	<input checked="" type="checkbox"/> Single House <input type="checkbox"/> Grouped Dwelling
Nature of application	Renewal
Proposed use	A planning application has been received for the renewal of the Holiday House (Large) use at 5 (Lot 126) Lesueur Place, Gnarabup. As previously approved, the existing dwelling is to be used to accommodate up to eight (8) short stay guests at any one time. The management arrangements have been changed and the duration of the approval sought in this case is 3 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 March 2017
Date of Report	22 May 2017



Planning History	
	<p>The site previously received planning approval five (5) times to operate a Holiday House:</p> <ol style="list-style-type: none"> 12 July 2005 – planning approval issued for Holiday House (Large) limited to 12 months and a maximum of eight (8) guests; 10 January 2007 – planning approval issued for a Holiday House limited to three (3) years and a maximum of six (6) guests. It is noted that the Applicant agreed to reduce the number of guests from eight (8) to six (6) to address neighbour concerns raised through the 2005 application. 7 December 2010 – planning approval issued for a Holiday House limited to three (3) years and a maximum of six (6) guests. 11 March 2015 – planning approval issued for a Holiday House limited to one (1) year and a maximum of six (6) guests. The proposal was approved subject

	<p>to a request of Council that “any future application for renewal is referred back to Council for consideration”.</p> <p>5. 13 April 2016 – Planning approval was granted by Council for a Holiday House (Large) for a period of one (1) year and a maximum of eight (8) guests (216046).</p> <p>Previous Compliance and Prosecution On 29 April 2013 the Shire received a complaint from adjoining landowners in regard to impacts on their amenity from the use of the premises as a Holiday House and more specifically concerns in regard to noise, excessive guests, poor management and related amenity impacts. In response, the Shire wrote to the landowner of the Holiday House advising them of the issues raised and reminded them of the obligations under the planning approval.</p> <p>In addition, during the process of assessing the 2010 application, the Shire received further complaints from neighbours about operation of the use (three complaints received on 12 April 2014 and one of 13 April 2014). The owner of the Holiday House was advised of the impacts and that the last planning approval had lapsed on 7 December 2013.</p> <p>Finally, throughout the consideration of the 2015 application (arising from complaints received in 2014) Shire Officers attended the Site and gained evidence that the property was being rented for the purposes of a Holiday House before approval was granted. The compliance action that followed culminated in the owners being prosecuted. The matter was heard in the magistrate’s court and the owner was issued a fine with associated costs.</p>	
Is the application same as previous?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No The applicant has appointed Cindy Cassidy and Mandy Hill as the managers for the Residence, which is a change from Lucy Brown of Margaret River Total Properties. This change in management arrangements is discussed further in the planning comment section of the report.	
Has the application been advertised to adjoining landowners?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Have there been any objections?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Have there been any complaints over the recent period of approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No On the 16 March 2017, the Shire received a complaint from an adjoining property owner in respect to the operation of the holiday house. The complainant indicated that the short stay use was being managed by the owner, and that there had been two instances which had resulted in amenity impacts which are listed as follows: <ul style="list-style-type: none"> • The place was let out to guests that had two dogs, who were unattended in the evening whilst the guests were out at dinner and barking consistently over this period; • On a separate occasion guests staying at the house had a party late at night and were yelling while standing on the balcony. The complaint also discusses that in attempts to have the above matters attended to that advice provided indicated that the owner was managing the operation. The complaint is discussed further below.	
Have there been any substantial changes to the LPS1 or Policy?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Submissions Received		
Nature of Submission	Comments Received	Officer Comment
Conditional Support	No objection to the use however requests that the holiday house have a local manager who is not the owner and management be a professional operator. Use was well managed and operated by previous manager but issues arise	Noted. Refer to discussion below. It is noted that the submission was lodged on the 9 May 2016, which was a day after the consultation period closed on the 8 May 2016.

	when the owner takes on management.	
Recommended period of approval	<input checked="" type="checkbox"/> 12 months <input type="checkbox"/> 3 years <input type="checkbox"/> 5 years	
Any discretionary considerations under LPP7/s performance criteria.	<p>The proposal involves a variation to clause AD3.1, which requires that complaints and objections have not been received over the duration of the approval. As discussed above, one compliant was received which related to two issues associated with the use.</p> <p>The applicant contends that one of the events referred to in the complaint occurred whilst she was using the dwelling. In response to the complaint and in order to determine if changes were proposed to the management arrangements prior to consultation, contact was made with both the owner and the former manager. From this communication, it was determined that the instances of complaint were associated with bookings made, or use by the owner. It was also determined that the owner was taking bookings on specific websites as opposed to the appointed manager which hindered their capacity to appropriately screen guests.</p> <p>There is a protracted history of issues associated with the site, most of which has resulted from inappropriate management of the use. This has tended to correspond with periods of the owner managing the operation. Following the compliance and prosecution in 2015, approval of the use has been heavily contingent on the management arrangements put in place. The use has operated without complaint during the tenure of the appointed manager (between 2015 to early 2017), however issues have arisen since the owner has elected to take on aspects of the operation.</p> <p>Following discussion with the owner about the intended management arrangements, it was advised that Cindy Cassidy and Mandy Hill had been appointed to oversee the operation moving forward. Neither are from an established management agency, but have worked in hospitality previously.</p> <p>In respect to the appointment of 'professional management, LPP7 does not explicitly state that management is required to be undertaken by a professional agency or similar, rather that they are required to reside within 1 hours drive of the premises. Whilst the policy does not mandate 'professional 'management, it does state that a greater degree of scrutiny will be applied to Holiday Homes (Large), which is what is proposed in this instance.</p> <p>Despite the history associated with this use, previous determinations which have been considered by the State Administrative Tribunal have supported proposals where 'new' management arrangements being put in place within the coastal settlements of the Shire. The case being that this use is reasonably expected to occur within this particular area and that it is not considered reasonable to conclude that that lack of adequate management is appropriate grounds to refuse the proposal. Given that the appointment of new management is somewhat of an unknown quantity it is recommended that renewal be granted for a period of only 12 months, thereby providing a test period for the updated arrangements.</p> <p>Advice will be conveyed to the applicant that if issues arise during this tenure of the approval that a future renewal would not be likely. Also, the proponent will be requested to inform the Shire of any change to the management during the approval period.</p>	

OFFICER RECOMMENDATION

That the Statutory Planning Coordinator GRANT 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 5 (Lot 126) Lesueur Place, Margaret River 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 P4 received by the Shire on 27 March 2017
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- The Holiday House use is limited to a period of **twelve (12) months** 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 **eight (8) 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)
- g) Should substantiated complaints be received throughout the 12 month approval term then it is unlikely that a renewal will be granted.
- h) The Shire must be informed of any change in management during the term of the approval.