

# Local Planning Policy

## Unhosted Short Term Rental Accommodation

## 1. Objectives

It is Council's objectives to:

- (a) Allow existing 'Unhosted Short Term Residential Accommodation' (STRA) to continue operating.
- (b) Exempt 'Unhosted STRA' from the requirement to obtain development approval in appropriate locations.
- (c) Limit the number of new 'Unhosted STRA' within Dwellingup townsite to the town centre.
- (d) Ensure that new 'Unhosted STRA' within Dwellingup town centre are consistent with the character and amenity of their setting.
- (e) Ensure that new 'Unhosted STRA' are appropriately serviced to meet the needs of visitors.

## 2. Policy Application

This Policy applies to all proposals for 'Unhosted STRA' within the Shire of Murray.

## 3. Development Approval Requirements

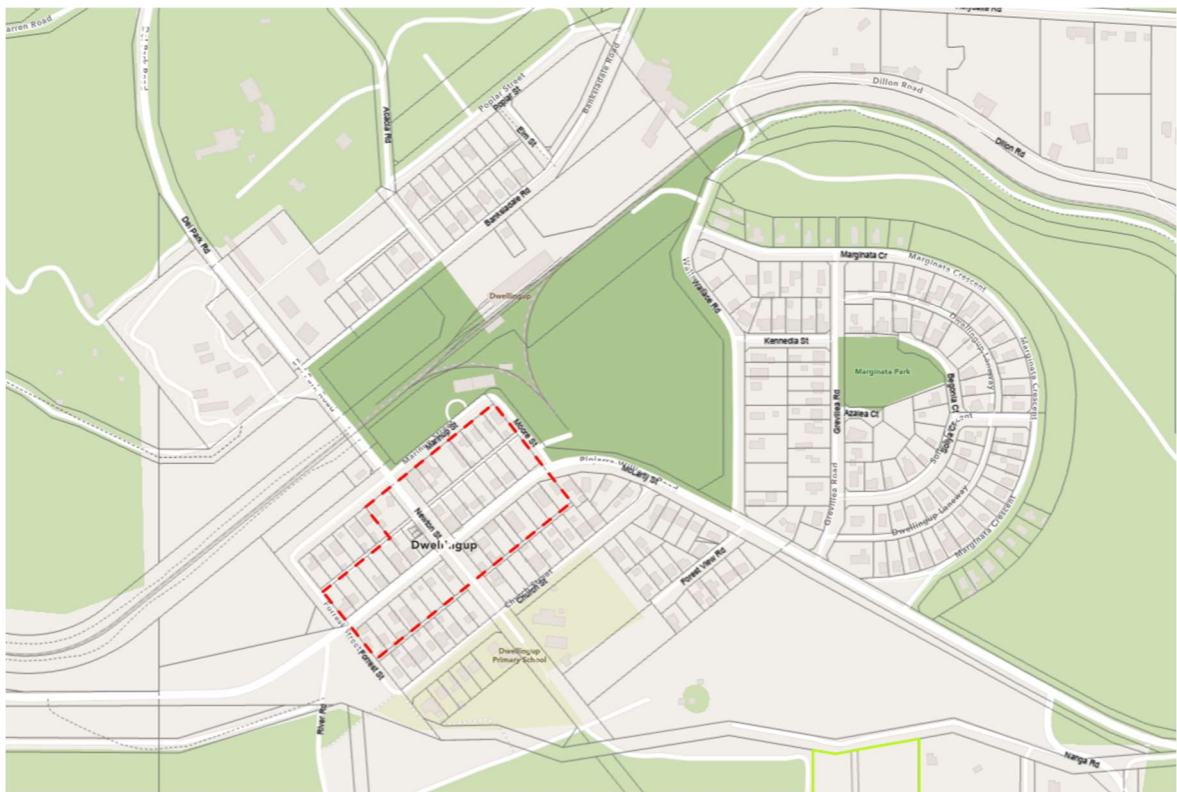
- (a) All 'Unhosted STRA', registered with the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS) at the time of the adoption of this Policy, can enjoy the right to continue operating subject to maintaining their registration with DEMIRS and the provision of a Management Plan pursuant to the requirements of the Shire of Murray Health Local Law.
- (b) New 'Unhosted STRA' are exempt from the requirement to obtain development approval subject to the following conditions:
  - (i) The 'Unhosted STRA' provides the Shire of Murray a Management Plan pursuant to the requirements of the Shire of Murray Health Local Law;
  - (ii) The 'Unhosted STRA' is registered with DEMIRS; and
  - (iii) The 'Unhosted STRA' is not located within the townsite of Dwellingup.
- (c) To obtain an approval for a new 'Unhosted STRA' within the townsite of Dwellingup, an applicant will need to clearly demonstrate that their proposal meets the objectives and requirements of this policy. Applications must also meet any other requirement of the Shire's planning framework that may be applicable for a particular site under the Local Planning Scheme and any relevant Structure Plan, Local Planning Policy or Local Development Plan.

## 4. Requirements

In considering applications for approval for a new 'Unhosted STRA' in Dwellingup, Council shall have regard to the following:

### 4.1 Location

- (a) Applications for 'Unhosted STRA' may only be considered within the Dwellingup town centre i.e. the two blocks either side of McLarty Street as show on the plan below:



Location Plan for new 'Unhosted STRA' in Dwellingup

### 4.2 Amenity

- (a) Applications for 'Unhosted STRA' should demonstrate that their proposals will not adversely affect the amenity of adjacent owners and occupants by way of noise, light, odour, waste, privacy and parking.
- (b) An applicant for an 'Unhosted STRA' must provide a Management Plan pursuant to the requirements of the Shire of Murray Health Local Law. This includes:
  - (i) a code of conduct detailing the expected behaviour and obligations of lodgers, which is also to be displayed within the premises;
  - (ii) a complaints management procedure;
  - (iii) details of lodger check-in and check-out procedures;
  - (iv) details of waste management procedures;

- (v) an emergency management plan; and
- (vi) the keeper or manager's mobile telephone number.

### 4.3 Car Parking

- (a) The number of guests should align with the following parking ratios:

Maximum number of guests	Minimum number of car parking bays
4	1
6	2
8	3
12	4

- (b) It must be demonstrated that all car parking required for the 'Unhosted STRA' can be contained on-site.

### 4.4 Signage

- (a) Signage is limited to one 'name plate' sign used to confirm the location of 'Unhosted STRA', affixed to the main façade of a building or appurtenant to the building with an area not exceeding 0.20m<sup>2</sup>.

### 4.5 Servicing

- (a) 'Unhosted STRA' shall be serviced by an appropriate on-site effluent disposal system with adequate capacity for the proposed number of guests. Details of this must be provided with the development application.

### 4.6 Bushfire

- (a) A Bushfire Emergency Evacuation Plan (BEEP), prepared by a suitably qualified Bushfire Practitioner must be provided in support of a Development Application.

## 5 Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	

Version	Decision to Advertise	Decision to Adopt	Current Status
1	OCMXX/XX	OCMXX/XX	

