

Local Planning Policy 4.21 - Rural Short Stay Accommodation

Responsible Directorate	Development Services
Responsible Business Unit/s	Strategic Planning
Responsible Officer	Manager Strategic Planning
Affected Business Units	Strategic Planning Subdivision and Environment Statutory Planning and Compliance

Objective

The objective of the Rural Short Stay Accommodation Policy is to:

1. Guide development of and provide opportunities for short stay, nature based accommodation in the rural zone to ensure it does not adversely impact on the rural character or amenity of the locality or that of surrounding landowners
2. Facilitate a range of safe and secure short stay accommodation services within the rural areas
3. Provide a balance between any existing land uses, long-term rural pursuits and short stay accommodation, ensuring that the short stay accommodation enterprises do not dominate and detrimentally impact rural land
4. Ensure short stay accommodation does not detrimentally impact upon the usability of rural land for rural uses
5. Ensure short stay accommodation does not detrimentally impact upon the environment
6. Protect the existing rural character and streetscape of rural areas
7. Provide safe, secure and healthy accommodation environments within the Shire.
8. Promote a healthy lifestyle through the promotion and activation of the Shire's local trails and recreation opportunities.

Background

The Shire of Serpentine Jarrahdale acknowledges that tourism in the local government area is a source of employment and provides benefit to the Shire and its residents. The Scheme specifically "...support[s] the growth of the local economy to attract business, investment and tourism and generate local employment opportunities." The Shire's Local Planning Strategy promotes the enabling of tourism growth and diversification through land use planning mechanisms. In this regard the importance of tourism associated accommodation is identified in the Strategy, which states that the Shire should "...facilitate a range of accommodation services within the Shire to encourage tourism".

The Scheme however also makes it clear that there is an obligation on the Shire to protect and enhance the rural landscape and natural environment and improve the sustainable management of natural resources. Additionally, tourism development that occurs should be designed to ensure that it occurs and builds on the existing character of the area

Scope

This policy applies to short stay accommodation located within the 'Rural' zone of the Shire of Serpentine Jarrahdale including the following land uses:

- Caravan Parks (including camping grounds and nature based parks)



- Holiday Accommodation
- Tourist Development (including chalets and cabin)

Policy Provisions

General

- Pre-lodgement meetings with the Shire are encouraged

Table 1 – Development Standards

Proposals that fall entirely within the acceptable development will generally be supported.

Proposals falling within performance based will be required to be accompanied by relevant plans/information to address the policy objectives.

Proposals that do not satisfy acceptable or performance based will generally not be supported.

Acceptable Development	Performance based
Location/Siting	
Short stay accommodation that provides on-site tourism activities or within 500m of a townsite.	Short stay accommodation that is in close proximity to tourism activities or provides access to such activities offsite
Development located 50m from any highway, important regional road, or nominated tourist road	Development located so as to not appear visually intrusive within the streetscape Development location so as to not be adversely impacted upon by traffic noise Located to avoid the clearing of trees
Development located 100m from any lot boundary	Development that would not impact on the visual amenity of surrounding landowners Development that would not adversely impact on the residential amenity of surrounding landowners Located to avoid the clearing of trees
Development is associated with rural uses i.e. farm stay type development and will not result in land use conflict or adversely impact on rural uses or the ability for the site to be used for rural uses in the future	Development is separated from any rural uses occurring on the site so as to ensure there is no conflict between the two uses
Development on land that is not designated as high quality agricultural land	Development demonstrates that it does not impact on the existing or future use of any of the high quality agricultural land for agricultural activities
Scale	



Continued

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Lot size is a minimum of 10ha	Development on the lot by way of its location would not impact on the rural character or amenity of the locality or that of surrounding landowners
Chalets/cabins should not be developed at a greater density than 1 chalet per 2 hectares of site, and should be made up of a minimum of 2 accommodation units	Clustered development of chalets/cabins that do not adversely impact on rural character or appear as residential development of a density beyond what could otherwise be considered in the area
Where there is an existing rural use occurring on the same site, short stay accommodation must be of a scale subservient to the rural use	Where there is an existing rural use occurring on the same site, short stay accommodation must be demonstrated as having a direct benefit to the existing rural use.
Caravan parks and camping grounds should not comprise of more than five sites per hectare of land.	Caravan parks and camping grounds designed with a layout that maintains a nature based character
Design	
Development is constructed of natural materials (does not include caravans or camping grounds unless new buildings are proposed)	Development is of contemporary design and includes elements of natural materials to elevate the rural landscape. Development that is in keeping with the surrounding landscape and character of the locality Development does not mimic residential urban form
Development designed to have outdoor areas for each unit	Development with communal outdoor areas
Services	
The first 20m of an access road bitumised	The scale of the development is such that traffic generation would not result in an undue level of dust or impact upon the road surface.
Suitable toilets and handwashing facilities must be made readily available to the development	Approved wastewater disposal system and amenities to be installed subject to the requirements of the Shire of Serpentine Jarrahdale
Potable water supply	Clean water supply (dams will generally not be supported for this purpose)
Management	
24-hour on-site management	Adequate management plans should be put in place to ensure that onsite owners and managers of facilities are easily contactable, so that they can respond to issues that may arise at the premises immediately.

Development Application Requirements

All development applications for short stay accommodation, together with the requirements under the application form checklist, should in addition include the following

- Operational Management Plan
- Emergency Management Plan



Where approval is sought against the Performance Criteria, the following may also be required to be submitted for assessment:

- Visual Impact Assessment;
- Schedule of Colours and Materials;
- Perspectives/Artist Impressions of Development ;
- Noise Impact Assessment;
- Environmental Health Risk Assessment

Definitions

Tourism Activity: Pursuits undertaken whilst away from the usual place of residence such as walking trails, cycling trails, fishing, boating.

Short Stay Accommodation: Temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than three months in any 12 month period.

Nature Based Park: A facility that –

- (a) is not in close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100m for a distance of 500m or more; and
- (b) has been predominantly formed by nature; and
- (c) has limited or controlled artificial light and noise intrusion

Tourist Development: A building, or a group of buildings forming a complex, other than a bed and breakfast, a caravan park or holiday accommodation, used to provide –

- (a) short-term accommodation for guests; and
- (b) onsite facilities for the use of guests; and
- (c) facilities for the management of the development

Office Use Only				
Relevant Delegations				
Council Adoption	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	
Reviewed/Modified	Date		Resolution #	