

## **2.11 SHORT STAY ACCOMMODATION**

### **Objectives**

- To facilitate the development of short stay accommodation within the City;
- To ensure short stay accommodation does not have a detrimental impact on the amenity of surrounding properties or the character of an area; and
- To ensure the required car parking can be accommodated on site and does not result in a proliferation of vehicles parking in the street or verge areas.

### **Applications Subject of this Policy**

This Policy applies to all Short Stay Accommodation uses on zoned land.

### **Definition**

‘Short Stay Accommodation’ is defined within Local Planning Scheme No. 3 and means:

*“Dwelling or part of a dwelling occupied by a person or family but containing rooms used to accommodate temporary guests for hire or reward for a single person(s) or a single family where breakfast may or may not be provided; or*

*a dwelling or part of a dwelling containing rooms to accommodate temporary guests for hire or reward for a single person(s) or single family.”*

### **Exempt Development Provisions**

Development approval for Short Stay Accommodation is not required when operated from a Single House or Grouped Dwelling, within a Residential, Local Centre, or Development zone, subject to the following:-

- (a) If the dwelling is occupied by a permanent resident of the dwelling:-
  - i. The maximum number of rooms used for short stay accommodation is two bedrooms at any one time; and
  - ii. One car bay per room being used for short stay accommodation is provided in addition to the Residential Design Codes requirements for the exclusive use of the dwelling; and
  - iii. Maximum of 2 persons occupying each room used for the short stay accommodation at any one time; or
- (b) If the dwelling is not occupied by a permanent resident of the dwelling:-
  - i. The maximum number of rooms used for short stay accommodation is not to exceed the number of approved bedrooms for the dwelling; and
  - ii. The maximum number of guests accommodated at any one time is eight; and

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- iii. The dwelling is provided with a minimum of two car bays on site for the exclusive use of the dwelling.
- (c) All parking is to be accommodated on site and each car bay is to have a minimum dimension of 5.4m x 2.4m. Access to the car bays are to be in accordance with Local Planning Policy 6.7 – Parking and Access.
- (d) The dwelling is not located within a designated Bushfire Prone Area.

### **General Development Provisions**

Unless exempted above, operation of Short Stay Accommodation requires the submission of a Development Application and an Approval to be issued by the City prior to commencing the Short Stay Accommodation use.

All requirements will be in accordance with the applicable Local Planning Policy and/or Local Development Plan.

Any application for Development Approval will require a Management Plan in accordance with the requirements listed below.

### **Management Plan**

The management plan is to include, but not limited to the following matters:

- A code of conduct detailing the expected behaviour and obligations of guest, displayed in a prominent location within the premises; and
- Management of complaints, in the form of a Complaints Management Procedure (which must include the provision of the short stay accommodation owners/managing agents contact telephone number for adjoining neighbours); and
- Control of anti-social behaviour and the potential conflict between guests and permanent residents of the area, detailing the expected behaviour of guests and control of noise; and
- Details regarding guest check-in and check-out procedures; and
- Management of car parking; and
- Details regarding waste management which must include specifying the expectations on guests with regard to general rubbish and bin collection (if applicable); and
- Compliance with Strata By-Laws (if applicable) in the form of a Statement of Compliance.

### **Justification**

All Development Applications are required to be accompanied by information detailing how the proposed accommodation is compatible with the surrounding area and meets the objectives of this Policy.

## **Neighbour Consultation**

Development applications for Short Stay Accommodation will require advertising by the City in accordance with the requirements of the City's 'Planning Consultation Procedure'.

Variations to the Australian Standard 2890.1:2004 – Parking facilities, Part 1: Off-street car parking for the design of car parking bays will not require advertising.

Fully compliant Development Applications located in a Bushfire Prone Area will not require advertising.

## **Variations**

- Any applications seeking a variation to the exempt Development Provisions must submit a Development Application and receive an approval for Short Stay Accommodation from the City prior to commencing the use.
- Where an application seeks a variation to the General Development provisions, an assessment against the objectives of this Policy will be undertaken and determined in accordance with the objectives of this Policy.

## **Related Policies**

- Advertising Signs Policy
- Parking and Access Policy

## **Notes:**

1. This policy does not affect the rights and obligations of an owner or occupier under the by-laws of a strata company, including any requirement to obtain approval, or to comply with any restrictions, in connection with the use of a premises for Short Stay Accommodation.

### **Office Use Only:**

#### **Policy Adoption and Amendment History:**

<b>Reviewed / Modified</b>	<b>Date</b>	<b>Resolution Number</b>
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