

2.11 SHORT STAY ACCOMMODATION

Objectives

- To facilitate the development of short stay accommodation within the City; and
- To ensure short stay accommodation does not have a detrimental impact on the amenity of surrounding properties or the character of an area.

Applications Subject of this Policy

This Policy applies to all short stay accommodation within Residential and Local Centre zones.

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 dwelling within a Residential or Local Centre zone, subject to the following:-

- (a) If the dwelling is occupied by the family of the owners of the dwelling:-
 - i. The maximum number of rooms used for short stay accommodation is two bedrooms at any time; and
 - ii. One car bay per room being used for short stay accommodation is provided in addition to the R-Code requirements for the dwelling; or
- (b) If the dwelling is not occupied by the family of the owners 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 time is eight; and
 - iii. The dwelling is provided with a minimum of two car bays on site.
- (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.

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.

Car Parking and Access

Car parking shall be provided in accordance with the car parking requirements of Local Planning Policy 6.7 – Parking and Access.

Signage

A maximum of one sign advertising the short stay accommodation that does not exceed 0.5m² in area and must be incorporated into a front wall or front fence can be permitted.

Food Handling

Any food handling associated with the short stay accommodation will be required to submit 'Food Premises Notification Form' prior to commencing the use. Please contact the City's Health Services on 9205 8555 for further information regarding food handling.

Strata Approval

Where the short stay use is proposed on a Strata Lot, the applicant is to obtain the approval of the Strata Body prior to submitting an application to Council for approval (if required).

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 be advertised by the City, in accordance with the requirements of the City's 'Planning Consultation Procedure'.

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.

Office Use Only:

Policy Adoption and Amendment History:

Reviewed / Modified

Date

Resolution Number

DRAFT