

Part 3 - Zones and use of land

16. Zones

- (1) Zones are shown on the Scheme Map according to the legend on the Scheme Map.
- (2) The objectives of each zone are as follows -

Table 3 - Zone objectives

Zone name	Objectives
Commercial	- To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres. - To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades. - To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.
Environmental Conservation	- To identify land set aside for environmental conservation purposes. - To provide for the preservation, maintenance, restoration or sustainable use of the natural environment.
General Industry	- To provide for a broad range of industrial, service and storage activities which by the nature of their operations, should be isolated from residential and other sensitive land uses. - To accommodate industry that would not otherwise comply with the performance standards of light industry. - Seek to manage impacts such as noise, dust and odour within the zone.
Priority Agriculture	- To identify land of State, regional or local significance for food production purposes. - To retain priority agricultural land for agricultural purposes. - To limit the introduction of sensitive land uses which may compromise existing, future and potential agricultural production.
Residential	- To provide for a range of housing and a choice of residential densities to meet the needs of the community. - To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. - To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Rural	- To provide for the maintenance or enhancement of specific local rural character. - To protect broad acre agricultural activities such as cropping, and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use. - To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage. - To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone. - To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.

- or
- (b) used to sell goods and accessories by retail if -
 - (i) a large area is required for the handling, display or storage of the goods; or
 - (ii) vehicular access is required to the premises for the purpose of collection of purchased goods;

camping ground means premises that are a camping ground as defined in the *Caravan Parks and Camping Grounds Act 1995*;

caravan park means premises that are a caravan park as defined in the *Caravan Parks and Camping Grounds Act 1995* section 5(1);

caretaker's dwelling means a dwelling on the same site as a building, operation or plant used for industry, and occupied by a supervisor of that building, operation or plant;

car park means premises used primarily for parking vehicles whether open to the public or not but does not include -

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) any premises in which cars are displayed for sale;

child care premises means premises where -

- (a) an education and care service as defined in the *Education and Care Services National Law (Western Australia)* section 5(1), other than a family day care service as defined in that section, is provided; or
- (b) a child care service as defined in the *Child Care Services Act 2007* section 4 is provided;

cinema/theatre means premises where the public may view a motion picture or theatrical production;

civic use means premises used by a government department, an instrumentality of the State or the local government for administrative, recreational or other purposes;

club premises means premises used by a legally constituted club or association or other body of persons united by a common interest;

commercial vehicle parking means premises used for parking of one or 2 commercial vehicles but does not include -

- (a) any part of a public road used for parking or for a taxi rank; or
- (b) parking of commercial vehicles incidental to the predominant use of the land;

community purpose means premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit;

consulting rooms means premises used by no more than 2 health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care;

convenience store means premises -

- (a) used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- (b) operated during hours which include, but may extend beyond, normal trading hours; and
- (c) the floor area of which does not exceed 300 m² net lettable area;

corrective institution means premises used to hold and reform persons committed to it by a court, such as a prison or other type of detention facility;

educational establishment means premises used for the purposes of providing education including premises used for a school, higher education institution, business college, academy or other educational institution;

exhibition centre means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature including a museum;

family day care means premises where a family day care service as defined in the *Education and Care Services National Law (Western Australia)* is provided;

fast food outlet means premises, including premises with a facility for drive-through service, used for the preparation, sale and serving of food to customers in a form ready to be eaten -

- (a) without further preparation; and

Schedule 1 - Zone Development Requirements

Clause 59

Zones and Land Use	Minimum Lot Area	Minimum Effective Frontage (m)	Max Plot Ratio	Minimum Setbacks (m)			Minimum Landscaping (m²/%) Refer to Clause 38	Building Height (m) Refer to Clause 39	Other Requirements
				Front	Rear	Side			
Commercial	N/A	N/A	2.0	Nil	Nil	Nil	5%	12m	Where an R40 coding applies, residential development is to be connected to a reticulated sewerage network.
		(i) Development may be provided with a nil setback to the side and rear boundaries of the subject land provided that the site does not adjoin any land used or zoned for residential purposes, in which case the development shall be setback in accordance with the Residential Design Codes.							
Environmental Conservation	N/A	N/A	N/A	20	20	20	N/A	9m	
		(i) In addition to the minimum setbacks, a setback of at least 50 metres from a boundary with State Forest, Nature Reserve or Reserve for Conservation.							
General Industry	N/A	N/A	N/A	6	Nil	Nil	5%	12m	
		(i) Development shall be setback 3 metres from any secondary street frontage. (ii) Development may be provided with a nil setback to the side and rear boundaries of the subject land, subject to the Building Code of Australia.							
Priority Agriculture	N/A	N/A	N/A	20	20	20	N/A	N/A	
		(i) In addition to the minimum setbacks, a setback of at least 50 metres from a boundary with State Forest, Nature Reserve or Reserve for Conservation.							
Residential	In accordance with the Residential Design Codes								
	Where no R-Code is stipulated			6	5	3	In accordance with the Residential Design Codes for Category B.		
Rural	N/A	N/A	N/A	20	20	20	N/A	N/A	
		(i) In addition to the minimum setbacks, a setback of at least 50 metres from a boundary with State Forest, Nature Reserve or Reserve for Conservation.							
Rural Residential	1ha	N/A	N/A	20	10	10	N/A	9m	These setbacks are where a lot does not have a designated building envelope. Where a building envelope exists development is required to be within that envelope.
		(i) In addition to the minimum setbacks, a setback of at least 50 metres from a boundary with State Forest,							

5.4 Tourism

Aims

The aims are to:

- A45) encourage the development of a wide range of tourist and recreation facilities, tourist accommodation and activities for visitors in appropriate locations within and near the Nannup townsite and in the rural areas of the Shire that appropriately address bushfire planning, environmental assets, landscape qualities and compatibility with adjoining land uses; and
- A46) encourage the establishment of businesses, which attract and promote the Nannup townsite and the Shire as a tourist destination.

Strategy

The local government's strategy is to:

- S66) support a range of tourism development (accommodation, facilities and activities) in appropriate locations which respect to bushfire and flood risk, land use compatibility and servicing considerations;
- S67) ensure that tourism/recreation use and development are managed, located, designed and sited which conserves and enhances environmental assets and landscape qualities;
- S68) encourage development which recognises the architectural style and scale of development within the Nannup townsite and the Shire;
- S69) support the development of tourist attractions on Crown land where appropriate;
- S70) support low-key tourist and recreational uses in areas classified as 'Activity Node' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Activity Node';
- S71) support public coastal access in areas classified as 'Coastal Access Point' on the Strategy Plans subject to appropriately addressing environmental, servicing, landscape and other planning considerations as per the *Augusta Walpole Coastal Strategy* i.e. 'Coastal Access Point';
- S72) require major tourist accommodation proposals in rural areas (in excess of six chalets or occupancy of 24 or more people) other than for camping, to be subject to an amendment to the scheme;
- S73) not support tourist and recreational development, beyond low-key activities such as bed and breakfast establishments, for lots that do not have direct access to a constructed public road e.g. forestry track; and
- S74) develop a Tourism Strategy for the Shire.



Foreshore Park Totems

Actions

The local government will:

- C42) introduce a 'Tourism' Zone into LPS4 with relevant sites currently zoned as 'Special Use' changed to 'Tourism';
- C43) seek a 'Special Use' zoning for caravan park sites where the predominant use is for caravanning and camping;
- C44) have regard to the definitions and recommendations of the *Tourism Planning Taskforce Report 2006* and *Planning Bulletin No. 83/2011 Planning for Tourism* in preparing LPS4;
- C45) support a Blackwood River Valley iconic tourist attraction including supporting the feasibility of an iconic tourist attraction (possibly adventure based);
- C46) maintain and develop high quality tourist related facilities including public toilets, foreshores, parks and reserves and streetscapes; and
- C47) examine opportunities for the development of trails in and around Nannup.

6.0 INFRASTRUCTURE, TRANSPORTATION AND COMMUNITY SERVICES

6.1 Hard Infrastructure

Aims

The aims are to:

- A47) seek the timely provision of infrastructure to service the demands of growing communities and to facilitate planned growth;
- A48) seek increased energy security and diversification in order for the Shire and the local economy to be more resilient; and
- A49) seek to address environmental and public health through the extension of the infill sewerage program.

Strategy

The local government's strategy is to:

- S75) maximise existing infrastructure through efficient and effective management;

Legend

- Crown Land and DPaW Managed Land
- Conservation, Recreation & Landscape Protection
- Rural
- Priority Agriculture
- Tourism
- Rural Residential
- Activity Node
- Community Purposes
- Major Road
- Walking / Cycling Track
- Major River
- Landscape Values Area
- Public Drinking Water Source Area (existing)
- Public Drinking Water Source Area (proposed)
- Shire Boundary



For more information,
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0km 6km
1 : 80,000 @ A1
1 : 160,000 @ A3

Support additional overtaking lanes
and upgrading of Vasse Highway

Subject to resolving funding and
associated landowner support,
progressively secure public legal
and practical vehicular access on
the same alignment.

Secure legal and practical vehicular
access between Balingup - Nannup
Road and Cundinup South Road.

Low key tourist uses and uses
complementary to agriculture and
the landscape are supported in the
Blackwood Valley, if relevant
planning considerations are
addressed.

Existing Millstream
Catchment Area
Proposed Millstream
Catchment Area

Consider tourism and recreation
potential of old golf course and
adjoining area.

Consider iconic tourist attraction in
Blackwood Valley subject to
addressing feasibility and
environmental impacts.

Investigate walking/cycling track
between Nannup and Margaret River.

NANNUP TOWNSITE
see 'STRATEGY PLAN NANNUP TOWNSITE
AND SURROUNDS'

No further Rural Residential or Rural
Smallholding subdivision supported
at Jalbarragup or Darradup.

Investigate trails and recreational
opportunities in and around Nannup
and connections to the South Coast
and other areas.

Our Community Statement:

We are a unique Shire that role models sustainability, friendliness, and we are proud of and engage with our heritage, festivals and events. We embrace innovation and encourage investment to attract visitors and create opportunities for our residents. We have a charming historic town centre, which we value and our future development will be in keeping with this unique character. We are surrounded by nature, which we strive to celebrate and protect. We aim to improve the health outcomes of all people living in our community. Our leaders listen to the community, are transparent, and act with integrity.

Our Community

We role model sustainability, friendliness, and we are proud of and engage with our heritage, festivals and events.

- We will retain our pride in being a small, unique and friendly town that is a vibrant and engaging place to live
- We respect and value our aged, and we seek to ensure they are supported
- Youth and young families are important and we will focus on making Nannup a great place to grow up where families can thrive

Our Economy

Well planned, managed, sustained growth is the key to Nannup's future.

- We will grow our economy in ways that add value to our community and create diverse opportunities for our residents
- We will work together to attract people, investment and innovation to our Shire
- Our Shire will be recognised as an important source of food production for Western Australia, and we will support the agriculture sector to grow and diversify

Our Built Environment

Keep the charm and fabric of Nannup while expanding infrastructure, housing and amenity.

- We will protect and enhance the charm and fabric of our unique Shire
- We will develop the amenity and housing in line with the existing character of the town
- We will provide quality planning outcomes for community benefit through quality consultation
- We will advocate to increase the coverage of our communication systems

Our Natural Environment

We are surrounded by nature, which we strive to celebrate and protect.

- We will protect, manage and enhance our natural assets, including our forests, managed bushland, rivers, agriculture and our pristine coastline
- We will continue to ensure that our built environments exist in harmony with our natural landscapes
- We will strive to transition to cleaner sources of energy, and to incorporate and support environmental sustainability through our built environment, our economy, and to create unique experiences for our visitors

Our Health

We aim to improve the health outcomes of all people living in our community.

- We will plan a COVID safe and healthy outcome
- We will strive to prevent harm from unsafe use of alcohol, drugs, solvents and tobacco
- We will provide adequate recreation facilities and healthy, affordable food choices
- We will provide access to relevant health services for all demographics
- We will provide environmental health protection to reduce risks to health

Our Shire

We listen to our community, are transparent, and act with integrity.

- We will listen to, engage and partner with our community leaders and groups, including the Traditional Owners, the Wardandi and Bibbulmun people
- We will support our community groups and encourage them to work together
- We will communicate the plans and decisions of the Shire with our residents, and seek input and insight from all our diverse groups
- We will strive to make decisions and deliver outcomes that are in the best interest of the majority of the community

OUR ECONOMY:

WELL PLANNED, MANAGED, SUSTAINED GROWTH IS THE KEY TO NANNUP'S FUTURE.

FOCUS POINT	STRATEGIES	SHIRE RESPONSIBILITY
2.1 THE BIG PICTURE We will grow our economy in ways that add value to our community and create diverse opportunities for our residents	Encourage economic growth by supporting and advocating research, innovation and development initiatives, in collaboration with local industry Work collaboratively with State and Federal Government agencies to position the Shire as a location of choice for contracts and investment Attract and support new industry, businesses and employment into our Shire, and develop existing industries Promote the Shire as being a Small Business Friendly Local Government by working with the Small Business Development Corporation to provide support for business sustainability	Facilitate Advocate Facilitate Advocate Facilitate
2.2 TOURISM AND ATTRACTION We will work together to attract people, investment and innovation to our Shire	Support tourism providers to enable visitors to experience all that Nannup has to offer Deliver marketing and branding initiatives for our Shire and Region to attract visitors, and to promote regional experiences, produce and services Increased and varied trails throughout the district, and promoted as a unique point of attraction for visitors	Deliver Facilitate Deliver Facilitate Advocate
2.3 AGRICULTURE Our Shire will be recognised as an important source of food production for Western Australia, and we will support the agriculture sector to grow and diversify	Collaborate with industry to reduce barriers to growth and diversification for growers, farmers and producers Support agriculture by encouraging local consumption, establishing and supporting local distribution channels and promoting the Shire as a premium food destination	Partner Advocate

Policy Number:	LPP 9
Policy Type:	Local Planning Policy
Policy Name:	Tourism Land Uses and Short-Term Accommodation
Policy Owner:	Chief Executive Officer

AUTHORITY: Shire of Nannup Local Planning Scheme No.4

POLICY BASIS

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and the *Shire of Nannup Local Planning Scheme No. 4* (LPS4).

OBJECTIVE

The objectives of this policy are to:

1. Support short-term accommodation based on the district's natural and cultural assets.
2. Ensure that relevant planning considerations are suitably addressed.
3. Ensure that short-term accommodation is located and managed so as to prevent inappropriate impacts upon the amenity of surrounding areas.
4. Ensure short-term accommodation is sited, sized and designed to be consistent with the character of the surrounding area.
5. Retain or enhance the visual amenity of the locality.
6. Encourage short-term accommodation in non-urban areas whilst conserving the rural character and protecting primary production.
7. Achieve a high standard of short-term accommodation.
8. Ensure short-term accommodation is appropriately managed so as not to cause nuisance or annoyance to the owners of adjoining or nearby properties.
9. Provide increased certainty for applicants, the community and others and to assist in providing greater consistency in decision making by the local government.

DEFINITIONS

For the purposes of this policy, the following definitions apply:

"Rural" means land zoned Rural, Rural Smallholdings, Environmental Conservation or Priority Agriculture in LPS4.

"Short-term accommodation" is defined in LPS4 and means temporary accommodation provided either continuously or from time to time with no guest accommodated for periods totalling more than 3 months in any 12 month period. It includes bed and breakfast, camping ground, caravan park, holiday accommodation, holiday house, hotel, motel and nature based park. It also includes 'tourist development' and will as relevant, guide the assessment of non-accommodation forms of tourist development.

APPLICATION OF THE POLICY

This Policy applies to the development of short-term accommodation throughout the municipality (the district).

POLICY PROVISIONS

1. General

As set out in LPS4, in particular in the Zoning Table or in the Schedules for certain land, various types of short-term accommodation can be considered in most zones.

The local government:

- Supports short-term accommodation on appropriately zoned land subject to the applicant addressing relevant planning considerations. This includes appropriately addressing environmental, landscape/visual impact, land use compatibility, risks including bushfire and flooding, access, servicing, design and effective on-going management;
- Supports the provision of a range of short-term accommodation which is appropriate for the site's context and which showcases and complements the attributes of the district;
- Encourages links between short-term accommodation and established rural pursuits so as to diversify economic base and retain development at a low key nature.
- Adopts a precautionary approach to minimizing bushfire risk;
- Will generally require that short-term accommodation on rural land is ancillary to rural and/or conservation uses. Unless appropriately justified, larger scale developments should be in a Tourism or related zone.

All short-term accommodation requires the submission of a Development Application to the local government.

Based on *State Planning Policy 3.7 Planning in Bushfire Prone Areas and Guidelines for Planning in Bushfire Prone Areas*, the Development Application may need to be accompanied by a Bushfire Management Plan (BMP) and should be accompanied by a Bushfire Emergency Evacuation Plan (BEEP). Further details are outlined in section 7.

While the Policy focuses on short-term accommodation, relevant components of the Policy will be used in assessing Development Applications for non-accommodation forms of tourist development (especially outside of the Nannup townsite). This includes galleries, microbreweries, wineries, restaurants/ cafes and leisure/recreation-private uses.

The 'onus of proof' rests with the applicant to justify their application and variations to this Policy.

2. Application Site Requirements

Development for short-term accommodation should generally address the following site requirements:

- Provide appropriate setbacks/buffers to adjoining uses to be a 'good neighbour';
- Development should be suitably located to avoid potential conflict with normal farming operations on adjoining properties;
- The site shall, in the opinion of the local government, contain suitable tree cover and/or have other screening adequate to provide visual screening and privacy. The local government may require, as a condition of Development Approval, additional planting and/or other screening measures in order to provide increased screening of the proposed development from State and regional roads, key tourist routes or from surrounding properties;
- Site conditions including topography and soil type to ensure adequate sewerage disposal, building construction and drainage;
- Public road access shall, in the opinion of the local government, be appropriate for the proposed short-term accommodation; and
- Address other matters set out in this Policy.

Minimum boundary setbacks for short-term accommodation are set out in Schedule 1 of LPS4 or are as per the R Codes for land subject to the R Codes.

Where applicable, short-term accommodation should be located within the approved building

envelope for the site or outside of building exclusion areas.

3. Amenity

The local government seeks that short-term accommodation appropriately addresses the amenity of adjoining/nearby properties through addressing the siting and scale of development, access, servicing, building bulk (size and height), design, and on-going management.

The local government will have regard for potential impacts on the amenity of the surrounding area and will consider matters including:

- Existing land uses and the zoning of adjoining/nearby properties;
- The proximity of the site to any potential source of nuisance;
- The siting and location of the building/s to be used for short-term accommodation;
- The number of patrons to be accommodated on the site;
- The location of any on site activity areas and potential for noise; and
- Anticipated traffic generation.

The local government will generally require the applicant to prepare a Management Plan which is submitted with the Development Application. The Management Plan is to address a range of matters including being a 'good neighbour' along with practical on-going management considerations.

The Shire prefers on-site (hosted) management. Where management is 'off site', there should be a manager or a contactable employee that permanently resides no greater than a 45 minute drive from the application site.

Decks and balconies should be located away from the bedrooms of neighbouring dwellings and, if located close to living and dining areas of neighbouring dwellings, suitable screening is to be provided.

4. Visual Amenity and Visual Impact

The local government:

- Requires short-term accommodation to retain or enhance the visual amenity of the locality including through retaining existing vegetation, undertaking replanting, appropriate building siting and addressing building bulk (size and height), building design and colours;
- Seeks that the design of short-term accommodation should be sympathetic to the landscape, retains significant vegetation (subject to also addressing bushfire risks) and minimises visual impacts, especially when viewed from State and regional roads and key tourist routes;
- Encourages the use of natural materials and colours which architecturally blend into and/or complement the surrounding environment; and
- Supports the planting of native vegetation that is endemic to the district and/or the planting of suitable fire-suppression non-native/exotic vegetation.

The local government will consider the visual impact of short-term accommodation in general. In particular, the local government seeks to carefully consider Development Applications for short-term accommodation:

- Within Special Control Areas SCA2 Nannup Townsite Character Area, SCA6 Heritage Area and SCA7 General Landscape Values Area; and
- Which adjoins State and regional roads and key tourist routes. The local government's assessment of visual impact is primarily concerned when viewed from State and regional roads and tourist routes. The purpose of the assessment is not in relation to views from other properties, although the local government will separately consider amenity and land use compatibility.

Applicants proposing short-term accommodation in highly valued landscapes are encouraged to submit a landscape assessment from a suitably qualified consultant with the Development Application. The landscape assessment should have regard to the *Visual Landscape Planning Manual (Western Australian Planning Commission 2008)* or any updates).

5. Traffic and Access

The local government:

- Requires short-term accommodation to have suitable and safe vehicular access;
- Needs to be satisfied that the anticipated traffic generated by the tourist accommodation will not negatively impact on amenity, and that the traffic can be accommodated by the existing road network;
- Will require access from a suitably dedicated and constructed public road or from other forms of legal vehicular access;
- May require the applicant to submit a traffic report, for larger scale short-term accommodation developments, in support of the Development Application;
- May require road upgrading by the developer, at their cost, if the existing road network is inadequate to cater for anticipated traffic generated by the development;
- Will not support short-term accommodation where there is the potential for traffic generation to cause undesirable nuisance, safety or capacity issues; and
- Access to Main Roads controlled roads will need to be approved by Main Roads WA and applicants should liaise with Main Roads regarding location and access design requirements.

The local government will have regard to relevant local planning policies including LPP10 Car Parking and Vehicular Access and LPP14 Developer and Subdivider Contributions.

6. Car Parking

On-site car parking is required for tourists/visitors, management and staff.

A minimum of one car parking bay is required per guest room and/or unit. There is also a need to provide one car parking bay per staff member.

Subject to the proposed type of short-term accommodation and scale of development, there may be a requirement to provide more than one car parking bay per unit and/or provide space for boats, trailers and other vehicles.

Car parking should be constructed to a suitable standard as required by LPS4 or in Local Planning Policy LPP10 Car Parking and Vehicular Access.

Landscaping/revegetation should be provided between carparks and the front boundary of the lot or to a public place.

7. Bushfire Management

The local government will have regard to State Planning Policy 3.7 and other Western Australian Planning Commission publications.

Short-term accommodation proposed in areas with a Bushfire Attack Level Assessment rated at BAL-40 or BAL-FZ are unlikely to be granted development approval unless appropriately justified by a Level 2 or a Level 3 bushfire practitioner via addressing the Performance Principles.

8. Water Supply

The applicant is to ensure that an appropriate potable water supply is provided (reticulated scheme water or from on-site supplies) and that there is sufficient water supply for firefighting (if required)

prior to occupation of the short-term accommodation.

Where a reticulated scheme water supply is not available and/or feasible to connect, the following guidance is provided for on-site water supplies:

- Water storage tanks of a suitable size are required subject to the size and estimated occupancy of the tourist accommodation unit and to address a changing climate. The tank size to be a minimum of:
 - 45,000 litres for a 2 person unit/room;
 - 90,000 litres for a 4 person unit; and
 - 135,000 litres for a unit accommodating 5 or more people.
- The above is separate to water required for the provision of firefighting for areas not serviced by reticulated water.
- The sharing of water between units may be permitted through a common system.
- As an alternative to the supply of water from roof catchment, the local government may consider a supply from groundwater or from natural soaks. This is subject to supporting evidence of chemical and microbiological analysis to show that the water complies with the *Australian Drinking Water Guidelines*.
- Prior to occupation of the short-term accommodation, evidence of water supply suitability must be provided. In most cases supporting evidence of chemical and microbiological sample analysis, conducted by a NATA (National Association of Testing Authorities) approved laboratory will be required to show compliance with current Australian drinking water guidelines. Further routine sampling may be required by the local government to ensure compliance with the *Public Health Act 2016* and *Health (Miscellaneous Provisions) Act 1911*.
- As set out in the Council's annual Schedule of Fees and Charges, a charge for testing of water supply may be imposed by the local government.

9. Building and Environmental Health Requirements

In addition to planning requirements, there is also a need to address building and environmental health requirements. Subject to the nature of the short-term accommodation, this may include:

- The provision of cooking, toilet, ablution or laundry facilities;
- Disability access and mobility - applicants are encouraged to design and construct short-term accommodation units having regard to universal access and mobility. Subject to the scale and nature of the development, some matters will be mandatory;
- A dry chemical powder type fire extinguisher and fire blankets;
- Smoke alarms must be installed as per the Building Code of Australia on or near the ceiling. In some cases, a system of lighting must also be installed to assist evacuation of occupants in the event of a fire;
- Sewerage disposal – the local government will have regard to the Government Sewerage Policy;
- Existing or proposed on site sewerage disposal systems are to be sized according to the intended number of guests, or the number of guests reduced accordingly; and
- Water supply (also refer to section 8).

10. Maximum Length of Occupancy

Except with written approval from the local government, a person shall not stay for an aggregate period of more than three months in any consecutive twelve month period in a development approved for short-term accommodation. Subject to the zoning, proposal context and other relevant planning considerations, a development approval could be for an additional use e.g. holiday home and single house.

11. Signs

Other than directional signs, any proposed advertising sign must be located within the property boundaries and comply with Local Planning Policy LPP12 Signs and Advertisements.

12. Rating

If the development of short-term accommodation changes the use of a property which is rated using the Gross Rental Value (GRV) as the basis for calculations, the local government may change the rating of such a lot from GRV-General to GRV-Short Term.

If the development of short-term accommodation changes the predominant use of a lot from a rural agricultural base to a non-agricultural base, the local government may change the rating of such a lot from Unimproved Value (UV) to GRV-Short Term.

ADMINISTRATION

1. Matters to be Addressed Prior to Formally Lodging the Development Application

Proponents are encouraged to discuss proposals that seek to vary Policy requirements with the Shire administration early in the planning/design process and prior to lodging a Development Application.

2. Application Requirements

Development Applications should include the following:

- Filling in the Form of Application for Development Approval;
- Payment of the local government Development Application fee;
- A written submission/report addressing this Policy and the site context;
- A site plan (including highlighting existing buildings) and proposed vehicular access, car parking and landscaping/revegetation;
- Floor plan/s and elevations including the external materials and colours to be used;
- Details of intended use/s of the short-term accommodation; and
- A management plan.

Subject to the proposed location and the scale of the proposed short-term accommodation, the local government may also require the applicant to provide:

- A Bushfire Management Plan and Emergency Evacuation Plan;
- A landscape assessment;
- A traffic report;
- Written information setting out why Policy requirements should be varied; and
- Any other plan or information that the local government may reasonably require to enable the application to be determined.

Should Development Approval be issued, it will also be necessary for the proponent to submit a Building Permit application (which gains necessary approvals) prior to undertaking any construction work. Subject to the type, scale and servicing of the short-term accommodation, other approvals may also be required prior to occupation.

3. Consultation with Landowners and Stakeholders

The local government will consult with adjoining/nearby landowners and other stakeholders as required by LPS4, the Regulations and as determined by the local government. The local government will also consult where an application does not comply with this Policy.

4. Assessing the Development Application

In determining an application, the local government will consider matters set out in Clause 67 of the Deemed Provisions, Clause 52 of LPS4 along with Scheme provisions relating to the zone, the *Shire of Nannup Local Planning Strategy* and this Policy.

Depending on the site, key matters include:

- traffic safety and impact;
- access from a suitably dedicated and constructed public road;
- servicing;
- environmental impacts;
- fire management and impacts;
- visual impacts;
- appropriate setbacks and buffers to other uses;
- capability of the land for agriculture and rural pursuits;
- capability of the land to accept the use, by reason of soil type and stability; and
- density and scale of the proposed development.

Should an application for short-term accommodation not comply with requirements of this Policy, the application may be referred to Council for determination.

Where objections are received and the objections are not able to be adequately dealt with through conditions of approval, the Development Application will be referred to Council for determination.

The local government may refuse a Development Application where it is inconsistent with this Policy, LPS4, based on the information provided by the applicant, or based on information set out in any submission.

Related Policies:	LPP 10 Car Parking and Vehicular Access LPP 12 Signs and Advertisements LPP 14 Developer and Subdivider Contributions
Related Procedures/ Documents	<i>State Planning Policy 3.7 Planning in Bushfire Prone Areas</i> <i>Guidelines for Planning in Bushfire Prone Areas</i> <i>Australian Drinking Water Guidelines</i> <i>Visual Landscape Planning Manual (Western Australian Planning Commission 2008)</i>
Delegation Level:	Chief Executive Officer or their Delegated Officer
Adopted:	OM 24 September 1992
Reviewed:	OM 27 June 2024