

POL	TOURIST ACCOMMODATION	LPP 1.15
------------	------------------------------	-----------------

POLICY CODE:	LPP 1.15
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Statutory Planning
SERVICE UNIT:	Statutory Planning
RESPONSIBLE OFFICER:	Manager Statutory Planning
FILE NO.:	182/001
DATE FIRST ADOPTED:	8 September 2016
DATE LAST REVIEWED:	14 December 2017
ATTACHMENTS:	Nil
DELEGATED AUTHORITY REF.:	N/A
VERSION NO.	3

Dates of Amendments / Reviews:	
DAPPS Meeting:	26 May 2016 25 August 2016 23 February 2017 23 November 2017
OCM:	9 June 2016 9 March 2017

BACKGROUND:

The City of Cockburn is well placed to accommodate tourists with good access to Perth CBD and Fremantle, major transport networks, health and educational facilities, and access to world-class beaches. Tourist and other short-term accommodation proposals are therefore expected to increase within the City and Town Planning Scheme No. 3 (TPS 3) provides limited development standards for such proposals.

PURPOSE:

The purpose of this policy is to provide development standards for the following land use types as defined in Town Planning Scheme No. 3:

- Tourist Accommodation (including cabins, chalets, short-stay self-contained accommodation and similar forms of tourist accommodation);
- Bed and Breakfast;
- Hotel;
- Motel;
- Holiday Home (Standard); and
- Caravan Parks.

The policy does not provide development standards for long-stay Park Home, Residential Parks, Lifestyle Villages or Hotels that do not contain accommodation.

POLICY:**(1) Definitions**

Short-term accommodation – accommodation for a maximum of 6 persons, inclusive of a keeper if they reside at the dwelling, for a period of up to 6 months within any 12 month period.

Keeper/Manager – a person who permanently resides at a premises providing short-term accommodation and is responsible for the upkeep and management of the accommodation.

Guest – a person who is accommodated within the short-term accommodation on a temporary basis for a fee, but is not subject to a Residential Tenancy Agreement.

Visitor – A person who is visiting a guest accommodated within short-term accommodation but who is not a guest themselves.

(2) Management Plans

All proposals for tourist accommodation and other uses outlined in the purpose section of this policy shall include the lodgement of a management plan which shall address:

- a) Control of Noise and other disturbances;
- b) Complaints management procedures;
- c) Security of guests, visitors and neighbours;
- d) Control of anti-social behaviour and potential conflict between tourists/guests/visitors and permanent residents of the area;
- e) Car parking for guests and visitors;
- f) Number of bedrooms and beds; and
- g) Contact details of Owner and Keeper/Manager.

(3) Tourist Accommodation

- a) A keeper/manager is not required to reside at the premises whilst it is being used for tourist accommodation purposes;
- b) The use of one or more existing multiple or grouped dwellings within a complex for the purposes of tourist accommodation shall generally not be supported.
- c) Proposals including a mix of uses including permanent residential and tourist accommodation within the same development should provide sufficient separation of the uses to ensure the amenity of permanent residents is adequately protected.
- d) Proposals for tourist accommodation in the form of apartments on residential zoned land shall be designed so that the building height generally accords with the maximum, building height permitted for multiple dwelling development.
- e) Proposals for tourist accommodation in the form of apartments shall include an entrance/foyer with a reception desk attended by staff during check-in and check-out times.

POL	TOURIST ACCOMMODATION	LPP 1.15
------------	------------------------------	-----------------

- f) Car parking for tourist accommodation shall be located on-site and in accordance with the TPS 3 provision.

(4) Hotels and Motels

- a) Proposals for hotels providing accommodation and motels shall include an entrance/foyer with a reception desk attended by staff during check-in and check-out times.
- b) Car parking for hotels and motels shall be in accordance with the TPS 3 provision.
- c) Proposals for motels on residential zoned land shall be designed so that the building height generally accords with the maximum, building height permitted for multiple dwelling development.
- d) Proposals including a mix of uses including permanent residential and hotel/motel uses within the same development should provide sufficient separation of the uses to ensure the amenity of permanent residents is adequately protected.

(5) Bed and Breakfast

- a) The keeper/manager of the Bed and Breakfast must reside permanently on-site whilst the Bed and Breakfast is operating.
- b) Access to a dining area and laundry facilities shall be provided for Bed and Breakfast guests.
- c) Parking shall be provided at the rate of 1 car parking bay per guest bedrooms in addition to car bays required for the keeper/manager which shall be in accordance with the Residential Design Codes in residential areas or equivalent in rural zoned areas.

(6) Holiday Home (Standard)

- a) Holiday Homes (Standard) shall be generally located in areas designated as suitable for tourism-type uses. In other areas, it shall be demonstrated that Holiday Homes will not cause conflict with surrounding ordinary dwellings.
- b) A keeper/manager is not required to reside at the premises whilst it is being used for holiday home purposes.
- c) Car Parking for Holiday Homes shall be provided in accordance with the Single House requirements of the Residential Design Codes

(7) Residential Dwellings

- a) Proposals for the use of a portion of a residential dwelling where the owner/occupier is present and where the provision of breakfast is not provided are not considered to be defined as Tourist Accommodation and planning approval is not required.
- b) Proposals for the use of a single house where the owner/occupier is not present whilst it is being used for tourist accommodation or short-stay purposes shall be defined as a Holiday Home (Standard) and requires planning approval.

POL	TOURIST ACCOMMODATION	LPP 1.15
-----	-----------------------	----------

- c) Proposals for the use of a grouped or multiple dwelling where the owner/occupier is not present whilst it is being used for tourist accommodation or short-stay purposes shall be defined as Tourist Accommodation and requires planning approval. As per the Tourist Accommodation section above, these types of proposals shall generally not be supported.

(8) Caravan Parks

Development standards for caravan parks are contained in the Western Australian Planning Commission Planning Bulletin 49/2014 'Caravan Parks' and shall be used by the City in the assessment of these proposals.

(9) Other Legislative Requirements

Proposals for some forms of tourist accommodation may be defined as Class 3 buildings under the Building Code of Australia and may require a portion of units to be designed for persons with disabilities, may be required to comply with *Australian Standard 1670.1:2015 Fire detection, warning, control and intercom systems - System design, installation and commissioning – Fire*. Some proposals may also be required to comply with the City of Cockburn's Health Local Laws relation to Lodging Houses.