

PLANNING AND NATURAL SYSTEMS

ATTACHMENT A

**DRAFT DEVELOPMENT CONTROL PLAN FOR
SHORT-TERM RENTAL ACCOMMODATION**

ORDINARY MEETING

14 DECEMBER 2016

Name

This plan is Draft Development Control Plan for Short-Term Rental Accommodation

Where this plan applies

This plan applies to the use of a dwelling for Short-Term Rental Accommodation which has five (5) bedrooms or more.

Objective

To ensure that the use of a dwelling for Short-Term Rental Accommodation is compatible with the scale, amenity and environment of the surrounding neighbourhood.

Controls

1. Amenity

- a) Privacy screening and landscaping may be required on the site to reduce overlooking and visual intrusion from outdoor private areas.
- b) Noise attenuation barriers may be required where there is the potential to impact on the amenity of neighbouring properties.
- c) Where fixed screens or structures for privacy or noise attenuation are proposed consideration must be given to the potential impact such as view sharing, overshadowing and visual intrusion.
- d) Outdoor lighting shall be designed and located to limit impacts on surrounding residences. Note: a light spill diagram may be required for outdoor recreation areas where swimming pools, spas, tennis courts or similar structures are located.

2. Car Parking

- a) The number of car parking spaces for the development should be consistent with Table 1 – Car parking.
- b) On-street parking spaces available for the premises must be identified in the development application.

Table 1 – Car parking

No. of bedrooms	Car parking (to be provided on-site)
5	Minimum of 3 spaces.
>5	1 space is to be provided for every 2 additional bedrooms or part thereof.
Stacked parking permitted for 1 vehicle.	

3. On-site Sewage & Waste Management

- a) The On-site Sewage Management System (OSMS) is to be ‘fit for purpose’ and will be assessed in part on the anticipated maximum occupancy rate.
- b) In considering any development application Council will require sufficient information to demonstrate that the OSMS:
 - i. will have a high water alarm installed on the collection well and will incorporate both audible (buzzer) and visual (strobe) alarm components. The alarm panel will be installed in a visible location. The high water alarm will be set on activation with two (2) days storage capacity in the collection well. At Council’s discretion, an alarm utilising telemetry technology may be conditional.
 - ii. will have a shut off valve installed in circumstances where the height of the standpipe outlet is physically lower than the lid of the collection well.
- c) The septic tank and collection well will comply with the following table of tank volumes:

Table 2 – Septic Tank and Collection Well Capacity

No. of Bedrooms	Septic Tank Capacity (L)	Collection Well Capacity (L)
5	4 500	10 000
6	6 000	12 500

- d) The location and design capacity of the OSMS (including related land application areas) must be detailed within the application to enable assessment of the capacity of the system and the potential hydraulic loading on the system. The OSMS and related land application areas must be able to accommodate the hydraulic loading based upon the following table:

Table 3 - OSMS Hydraulic Loading

No. of bedrooms	No of occupants	Design Wastewater Flow (L/d)	
		Water Supply (other than rainwater tank)	Rainwater Tank Water Supply
5	10	1 500	1 200
6	12	1 700	1 440

- e) Premises that use an OSMS with surface or subsurface irrigation disposal areas shall have an indexing valve installed on the irrigation line, with the irrigation disposal area divided into two or more equal areas, to allow for resting of irrigation disposal areas.
- f) All premises must be fitted with water saving devices. Details of water saving devices to all fixtures and fittings should be included in the application.
- g) A management plan must be submitted with any application providing details on, but not limited to, the following information:
 - i. proposed measures to reduce any likely impacts on the performance of the OSMS;
 - ii. emergency management provisions i.e. power failure, system and land application area failure, including notification procedures to inform Council of such incidents where pollution has or may have occurred;
 - iii. if a pump out system is utilised, provisions for emergency pump outs, system overflows, including notification procedures to inform Council of such incidents where pollution has or may have occurred.
- h) The location and design of waste storage facilities must be detailed within the application to enable assessment of the capacity of these facilities to accommodate additional waste produced by the Short-Term Rental Accommodation.

4. Number of Guests and Duration of Use

- a) The maximum number of guests must not exceed 2 persons per bedroom.

5. Dogs

- a) The development application is to indicate whether dogs will or are likely to be kept on the premises. If so, details of suitable fencing and gates are

to be provided that are capable of confining the dog regardless of breed, age, size or physical condition.