PLANNING AND NATURAL SYSTEMS

ATTACHMENT B

DRAFT DEVELOPMENT CONTROL PLAN FOR SHORT-TERM RENTAL ACCOMMODATION

ORDINARY MEETING

14 DECEMBER 2016

Key

~~**Red strikethrough – text removed**~~

Blue – text added

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~~s~~

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

~~1. To ensure that consideration of Short-Term holiday Rental Accommodation of a dwelling has regard to the impact on the neighbouring resident's enjoyment of their residences.~~

~~a) To identify requirements for the consideration of development applications for the use of a dwelling for the purpose of short term holiday rental accommodation.~~

Controls

1. Amenity

~~Objective~~

~~a) To ensure that the amenity of the residential locality is not negatively impacted by the use of a dwelling for short-term holiday rental accommodation of a dwelling.~~

~~Control~~

~~a) Guests and visitors must not create noise which is "offensive to occupiers of neighbouring properties especially between the hours of 10pm – 8am and during arrival and departure at any time throughout the occupancy;~~

b) Privacy screening and landscaping may ~~should~~ be required ~~provided~~ on the site to reduce overlooking and visual intrusion from outdoor private areas.

c) Noise attenuation barriers may be required where there is the potential to impact on the amenity of neighbouring properties.

d) Where fixed screens or structures for privacy or noise attenuation are proposed consideration must be given to the potential impact such as view sharing, overshading and visual intrusion.

e) 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

~~Objective~~

~~a) To ensure that adequate car parking is provided is association with the short-term holiday rental of a dwelling.~~

~~b) To ensure there is adequate safe provision for access, manoeuvring and parking within the development.~~

~~Control~~

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)**
~~1-2~~	~~1 space~~
~~3-4~~	~~2 spaces~~
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 and Waste Management

~~Objective~~

~~a) To ensure that in areas where short term holiday rental is permissible and where the proposed premises is not connected to a reticulated sewerage system, the On-site Sewage Management System (OSMS) is adequate for the maximum number of occupants permitted within the dwelling, when used for the purpose of short-term holiday rental accommodation.~~

~~b) To ensure that there are no negative environmental impacts associated with the use of a dwelling for short-term rental holiday accommodation.~~

~~Control~~

a) The On-site Sewage Management System (OSMS) is to be ~~Council will only approve the use of Short Term holiday Rental if the operation of the OSMS is~~ '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: ~~Any premises that utilises a pump out system will only be approved where the be required to satisfy the following can be complied with:~~

   i. ~~the collection well must~~ will have a high water alarm installed on the collection well and ~~must~~ will incorporate both audible (buzzer) and visual (strobe) alarm components. The alarm panel ~~must~~ will be installed in a visible location ~~approved by Council~~. The high water alarm ~~must~~ 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 ~~must be~~ 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)
~~2~~	~~3,000~~	~~4,500~~
~~3~~	~~3,000~~	~~6,000~~
~~4~~	~~3,500~~	~~7,500~~

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

		Design Wastewater Flow (L/d)	
No. of bedrooms	No of occupants	Water Supply (other than rainwater tank)	Rainwater Tank Water Supply
~~1~~	~~2~~	~~300~~	~~240~~
~~2~~	~~4~~	~~600~~	~~480~~
~~3~~	~~6~~	~~900~~	~~720~~
~~4~~	~~8~~	~~1,200~~	~~960~~
5	10	1,500	1,200
6	12	1,700	1,440

e) Premises that utilise 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 detailed rental/tenant/occupier user manual shall be developed for the premises and kept on the premises at all times. The user manual shall be kept in a prominent location and include emergency response provisions.~~

h) 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 ie. power failure, system and land application area failure, including notification procedures to inform Council of such incidents where pollution has or may have occurred ~~Council notifications~~.
   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. ~~Council notifications.~~

i) 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 ~~holiday~~ Rental Accommodation ~~of the dwelling~~.

4. Number of Guests ~~Visitors~~ and Duration of Use

~~Objective~~

~~a) To ensure that the short-term holiday rental accommodation of a dwelling provides for a reasonable number of guests in keeping with the surrounding neighbourhood.~~

~~b) To ensure that the duration of the use does not impact on the amenity of the surrounding neighbourhood.~~

~~Control~~

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

~~b) The use of a dwelling for the purpose of Short-Term holiday Rental Accommodation is permissible for no more than 60 consecutive days in any 12 month period.~~

5. Dogs

~~Objective~~

~~*a)* To ensure that any dogs kept on the premises do not impact on the residential amenity of the neighbourhood.~~

~~Control~~

~~a) In accordance with Clause 12A of the *Companion Animals Act 1998*, the owner of any dog must take all reasonable precautions to prevent the dog from escaping from the property.~~

~~b) There must be no more than 3 dogs at any one time.~~

c) ~~Adequate fencing or an enclosure must be provided~~ 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.

~~d) Fence gates must be:~~

~~i. maintained and kept in good order at all times;~~

~~ii. kept closed at all times when the any dog is on the premises;~~

~~iii. fitted with a proper latch or other means of fastening it; and~~

~~iv. capable of preventing the any dog kept on the premises at all times from passing over, under or through it.~~

~~e) Fences and gates must be maintained in good order and condition at all times.~~