

PROPOSED AMENDMENT TO DISTRICT PLANNING SCHEME NO 2

- i) Insert the following new definition into Schedule 1:

Short Stay Accommodation: means any land or buildings used for accommodation that may be occupied for a continuous maximum period of three months in a twelve month period, with a minimum of one month between each stay. The term excludes Motel, Hotel, and Bed and Breakfast.

- ii) Inserting the use class 'Short Stay Accommodation' to Table 1 and allocate a 'D' use in the Mixed Use, Business, Commercial, and Private Clubs and Recreation zones, and an 'X' use within all remaining zones.
- iii) Inserting the use class 'Short Stay Accommodation' to Table 2 and allocate '1 bay per unit' under the Number of On-site Parking Bays column.

POLICY No SHORT STAY ACCOMMODATION

STATUS:	City Policy - <i>A policy that is developed for administrative and operational imperatives and has an internal focus.</i>
	City policies are referred to Council for review and endorsement.
RESPONSIBLE DIRECTORATE:	Planning and Community Development
OBJECTIVE:	To specify standards of development and use for sites proposed to be used as short stay accommodation.
	To protect the amenity and character of adjoining areas by minimising potential impacts associated with short stay accommodation.

AUTHORITY

This policy has been prepared in accordance with Clause 8.11 of the City of Joondalup District Planning Scheme No 2 (DPS2) which allows Council to prepare planning policies relating to planning or development within the scheme area.

POLICY AREA

This policy applies to the whole of the City of Joondalup, inclusive of the Joondalup City Centre.

POLICY STATEMENT

Short stay accommodation is defined within the District Planning Scheme No 2 as

Short Stay Accommodation: means any land or buildings used for the accommodation of persons where the maximum length of stay for each person is three months in a twelve month period, with a minimum of one month between each stay. The term excludes Motel, Hotel, and Bed and Breakfast.

This policy does not apply to Bed and Breakfast, motel, or hotel proposals, as these are separately and specifically defined under DPS2.

Location

It is appropriate that the applicant demonstrate that the short stay accommodation is appropriate to meet the needs of the intended client, for example, by reason of being in close proximity to main access roads, public transport, education facilities, areas of tourist interest, and the city centre.

Requirements

The following requirements are to provide guidance to those persons planning the operation of Short Stay Accommodation within the City of Joondalup:

1. The accommodation is to be used for short stay accommodation only, and not habitation on a permanent basis.
3. The short stay accommodation development will be required to have facilities to ensure the responsible operation of the accommodation.
4. If the management of the short stay accommodation involves a permanent on-site manager*, then only one unit can be allocated to the on-site manager for permanent occupation. This unit will be treated as a caretaker's dwelling, as defined by DPS2.
5. A management plan is required to be prepared by the applicant, and approved by the Manager Approvals, Planning and Environmental Services. The operation of the short stay accommodation is then required to be in accordance with that approved Plan. The management plan should include:
 - Control of noise
 - Complaints management procedure
 - The use of on-going maintenance of all common property areas
 - Security of guests, residents and visitors
 - Control of anti social behaviour and potential conflict between long term and short term guests
 - Parking Management Plan
 - Compliance with House Rules such as recycling
 - Exclusive use of storage areas by the occupier of the accommodation.
6. A register of all persons occupying the accommodation is required to be kept.

The register shall:

 - (a) show the name and address of every person staying within the units and the unit occupied
 - (b) be signed by the person
 - (c) include the date of arrival and departure
 - (d) be kept on the premises of the short stay accommodation or at such other place as agreed to by the Council and shall be open to inspection on demand by an authorised City Officer.
7. Car bays are to be provided in accordance with the requirements of the City of Joondalup District Scheme No 2.
8. For the purposes of assessing the number of short stay units on a site, the maximum density will be equivalent to R40, calculated on the total land area.

Within the City Centre, the maximum density is to be assessed on the density applicable to the site, calculated on the total land area.

**The requirement for a permanent on-site manager is determined by reference to the Health Local Law.*

Details Required For Planning Application

In addition to the normal planning application requirements, the following additional information is required be submitted on application for planning approval:

1. A management plan, detailing how the short stay accommodation is to be managed and serviced.
2. Information justifying the proposed location of the accommodation
3. Justification as to how and why the proposed accommodation will be compatible with the adjoining area.

Details Required For Compliance With Health Act 1911 and City Of Joondalup's Health Local Law.

The development of short stay accommodation may be classified as a Lodging House under the City of Joondalup Health Local Law. ***Strict requirements apply to Lodging Houses, and potential applicants are advised to be familiar with these requirements and incorporate those requirements into the proposal, prior to the application being submitted.***

Advertising of Proposal

All applications for short stay accommodation will be subject to public advertising in accordance with District Planning Scheme No 2.

Related Documents

District Planning Scheme No 2
Planning Application Fact Sheet
Health Local Law

Scheme Amendment Process

