

6.27 – Temporary Accommodation – Total Solar Eclipse Event

Adoption		
Date	Meeting	Council Decision
	OCM	
Review		
Date	Meeting	Council Decision
Delegation		
No.	Title	

POLICY STATEMENT

The purposes of this policy are to:

- Enable temporary accommodation options on private land around the Total Solar Eclipse Event on 20 April 2023.
- To provide an exemption from the requirement to obtain development approval under the *Planning and Development (Local Planning Scheme) Regulations 2015* for temporary accommodation options which satisfy the requirements of this Policy.

POLICY OBJECTIVES

1. To coordinate and provide temporary accommodation options in and around the Exmouth Townsite to cater for and facilitate the Total Solar Eclipse.
2. To minimise impacts and manage issues on the local amenity by ensuring the location and siting of the temporary accommodation in the context of surrounding land uses.
3. To streamline registration and approval processes for temporary accommodation during the Total Solar Eclipse Event.

DEFINITIONS

Camp Site: a place where people are staying overnight in a vehicle, caravan, hut, awning, tent or similar. A camp site is the dedicated spot in which one (1) of the aforementioned may be set up for an approved period.

Event: The Total Solar Eclipse event on 20 April 2023.

LPS 4: Shire of Exmouth Local Planning Scheme No.4

Holiday Accommodation: means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.

Holiday House: means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.

POLICY

This Policy applies to all land identified as Additional Use - A10 in the scheme maps under the LPS 4.

The provisions of 'Additional Use (A10)' in Schedule 2 – Additional Uses under LPS 4 continue to apply.

The Policy only applies to uses and development associated with the Event, between 6 April 2023 and 4 May 2023.

Development approval will not be required for proposals that comply with the provisions of this Policy (including Tables 1 and 2), in accordance with Schedule 2, clause 61(2)(g) of the *Planning and Development (Local Planning Scheme) Regulations 2015*. However, all proposals shall be registered with the Shire of Exmouth and require landowner consent (i.e. a letter of authority). A registration fee will apply.

Only one approval per lot over the time period will be issued. The Shire of Exmouth reserves the right to withdraw any approvals at any stage.

Properties cannot be used for both camp sites and holiday accommodation/holiday houses. For example, a landowner cannot use their dwelling for short term accommodation and allow people to camp on their property.

Table 1 and Table 2 outline the relevant requirements for camp sites and holiday accommodation/holiday house respectively.

Table 1: Camp site	
Development standard	Requirement
Maximum number of camp sites	<u>Residential and Special Use 6 zones</u> 2 <u>Rural Residential and Special Use 9 (Cape Wilderness Estate) zones</u> 3 <u>Note:</u> Approval for in excess of 3 camp sites in the Rural Residential and Special Use 9 zone can be considered via the normal development application processes.
Minimum boundary setbacks (see Diagram 1 below)	<u>Residential and Special Use 6 zones</u> Front - 6m Side - 1m

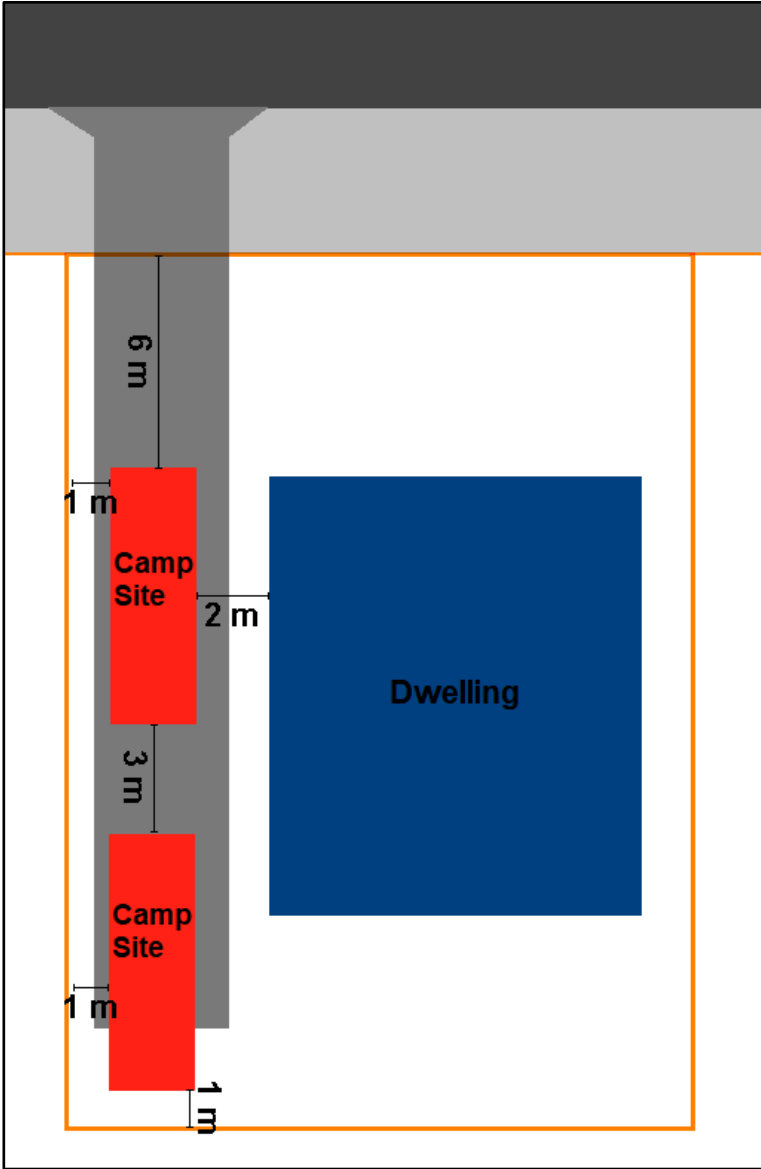
	<p><u>Rural Residential and Special Use 9 (Cape Wilderness Estate) zones</u></p> <p>To be within an approved:</p> <ul style="list-style-type: none"> • building envelope; and • cleared area <p>It is noted that vegetation is not to be cleared without written approval from the Department of Environment and Water</p> <p><u>In addition, within the Rural Residential zone the following setback must be met:</u></p> <p>Primary street: 20m Side/rear: 10m</p>
Minimum internal setbacks (see Diagram 1 below)	3m from each camp site 2m from any dwelling or other structure
Toilets and ablutions	The premise is to provide access to adequate toilet/shower facilities to accommodate the quantity of camps requested. Details of these services are required to be provided as part of any registration application.
Wastewater	All wastewater is to be contained and disposed of via an approved receptacle.
Rubbish	Suitable rubbish receptacle to be provided on site in addition to existing uses and disposed of properly.
Cyclone requirements	In the event of cyclone, all caravans and camp sites are to either be: <ul style="list-style-type: none"> • Tied down using anchor points, as approved, capable of securing the caravan; or • Housed in a cyclone rated shed; or • Removed from site to a safe location.
Fire safety and first aid	1x fire extinguisher (4.5kg B (E) dry chemical powder) in an easily accessible location. Compliance with the Shire’s Firebreak Notice. Accessible first aid kit to be provided on site.
Potable water	Provision of suitable potable water is to be provided by visitors and is to be brought in from a location outside of Exmouth where possible.
House/street number	To be easily identifiable from the road.

Car parking	All vehicles (including boats and trailers) to be parked fully within the lot boundaries and not on the street, verge or neighbouring properties.
Management statement	<p>A management statement (an example Template will be available) is to be provided to guests, which shall detail:</p> <ul style="list-style-type: none"> • Operation management • Rubbish collection • Maintenance • Noise • Fire escape route • Emergency contacts • Security • Occupant rules • What do to in a cyclone event • What to do/what to avoid during heavy rain events

Table 2: Holiday Accommodation/Holiday House	
Development standard	Requirement
General	Only bedrooms shall be used for sleeping purposes.
Airspace calculations	<p>The maximum number of people sleeping in each bedroom must comply with the below:</p> <ul style="list-style-type: none"> • Ages 1 – 10 requires 8m³ of air space per person • Age 10 + requires 14m³ of air space per person
Maximum numbers	12 people of all ages
Management statement	<p>A management statement (an example Template will be available) is to be provided to guests, which shall detail:</p> <ul style="list-style-type: none"> • Operation management • Rubbish collection • Maintenance • Noise • Fire escape route • Emergency contacts • Security • Occupant rules • What do to in a cyclone event • What to do/what to avoid during heavy rain events
Car parking	<p>1 space per 4 guests</p> <p>A maximum of 5 spaces overall, this includes trailers, boats etc</p>

	All vehicles (including boats and trailers) to be parked fully within the lot boundaries and not on the street, verge or neighbouring properties.
Rubbish	Suitable rubbish receptacle to be provided on site in addition to existing uses and disposed of properly.
Fire safety and first aid	1x fire extinguisher (4.5kg B (E) dry chemical powder) in an easily accessible location. Compliance with the Shires Firebreak Notice. Accessible first aid kit to be provided on site.
Local caretaker/manager	A local caretaker/manager living and readily contactable within 10 minutes travel of the property.

Diagram 1 example of camp site



All adjoining neighbours are to be notified and of the name and contact number of the local caretaker/manager which shall be readily contactable and within 10 minutes of the property, during the guest's entire stay. A statutory declaration or approval from the caretaker/manager is to be provided as part of the registration process.

This Policy does not apply where a maximum of one camp site is provided for no fee for no more than 3 nights in any period of 28 consecutive days, subject to landowner approval.

Compliance and infringement action will apply for properties not registered with the Shire of Exmouth and breaches of the Policy, including vehicles parked outside of the property boundaries during this time.

Landowners and temporary accommodation providers are to consult with and notify their relevant insurance providers.

This Policy does not exempt development or uses from complying with any other approval and/or compliance with any other relevant Federal, State or Local Law.

STATUTORY ENVIRONMENT

Shire of Exmouth Local Planning Scheme No.4

Planning and Development (Local Planning Schemes) Regulations 2015

Caravan Parks and Camping Ground Act 1995

Caravan Parks and Camping Ground Regulations 1997