

<b>Policy Name:</b>	<b>Local Planning Policy – Chalet Development Outside of Townsites</b>
<b>Objective:</b>	To provide a standardised process for assessing Chalet or related development on Rural zoned or Reserved land outside of a townsite.
<b>Key Words</b>	Chalet, Chalets
<b>Statutory Compliance</b>	Local Planning Scheme No. 24

## 1. Objective

The objective of the Local Planning Policy – Chalet Development Outside of Townsites is to:

1. Guide development of and provide opportunities for chalet development in the 'Rural' zone to ensure it does not adversely impact on the rural character or amenity of the locality or that of surrounding landowners
2. Facilitate a range of safe and secure short stay accommodation services within the rural areas
3. Provide a balance between any existing land uses, long-term rural pursuits and chalet development, ensuring that the chalet development enterprises do not dominate and detrimentally impact rural land
4. Ensure chalet development does not detrimentally impact upon the usability of rural land for rural uses
5. Ensure chalet development does not detrimentally impact upon the environment
6. Protect the existing rural character and streetscape of rural areas
7. Provide safe, secure and healthy accommodation environments within the Shire.

## 2. Application of Policy

This policy applies to all zoned and reserved land under Local Planning Scheme No. 24 outside of a Townsite.

## 3. Policy Provisions

### 3.1 General

- Pre-lodgment meetings with the Shire are encouraged

### Table 1 – Development Standards

Proposals that fall entirely within the acceptable development will generally be supported.

Proposals falling within performance based will be required to be accompanied by relevant plans/information to address the policy objectives.

Proposals that do not satisfy acceptable or performance based will generally not be supported.

<b>Acceptable Development</b>	<b>Performance based</b>
<b>Location/Siting</b>	
Chalet development that provides on-site tourism activities or within 5km of a townsite.	Chalet development that is in close proximity to tourism activities or natural features
Development located 50m from any highway, important regional road, or nominated tourist road	Development located so as to not appear visually intrusive within the streetscape  Development location so as to not be adversely impacted upon by traffic noise
Development located 50m from the front boundary and 20m from the side and rear boundary	Development that would not impact on the visual amenity of surrounding landowners  Development that would not adversely impact on the residential amenity of surrounding landowners
Development is associated with rural uses i.e. farm stay type development and will not result in land use conflict or adversely impact on rural uses or the ability for the site to be used for rural uses in the future	Development is separated from any rural uses occurring on the site so as to ensure there is no conflict between the two uses
<b>Scale</b>	
Lot size is a minimum of 10ha	Development on the lot by way of its location would not impact on the rural character or amenity of the locality or that of surrounding landowners
Chalets should not be developed at a greater density than 1 chalet per 4 hectares of site and should be made up of a minimum of 2 accommodation units per site.  Chalets or related development with a low ecological footprint can be developed at a bonus of double the density applies.	Clustered chalets or related developments that do not adversely impact on rural character or appear as residential development of a density beyond what could otherwise be considered in the area
Where there is an existing rural use occurring on the same site, short stay accommodation must be of a scale subservient to the rural use	Where there is an existing rural use occurring on the same site, chalet development must be demonstrated as having a direct benefit to the existing rural use.
<b>Design</b>	
Development that is in keeping with the surrounding landscape and character of the locality.  Development does not mimic residential urban form	N/A
<b>Services</b>	
The scale of the development is such that traffic generation would not result in an undue level of dust or impact upon the road surface.	N/A

Suitable toilets and handwashing facilities must be made readily available to the development.  Approved wastewater disposal system and amenities to be installed subject to the requirements of the Shire of Esperance.	N/A
Potable water supply	N/A
<b>Management</b>	
Adequate management plans should be put in place to ensure that onsite owners and managers of facilities are easily contactable, so that they can respond to issues that may arise at the premises immediately.	N/A
<b>Fire Prone Areas</b>	
When a Chalet is proposed in a bush fire prone area the Chalet is to be constructed and or sited to achieve a BAL-29 standard.	N/A

### **Development Application Requirements**

All development applications for Chalet development, together with the requirements under the application form checklist, should in addition include the following

- Operational Management Plan
- Emergency Management Plan
- Bushfire Attack Level Assessment – where in a fire prone area.

Where approval is sought against the Performance Criteria, the following may also be required to be submitted for assessment:

- Visual Impact Assessment;
- Schedule of Colours and Materials;
- Perspectives/Artist Impressions of Development;
- Noise Impact Assessment;
- Environmental Health Risk Assessment