

Planning Proposal – Short Stay Accommodation

Nic Dunlop Unit 3, 6 Tong Chee Road, Christmas Island WA 6798

Proposal

The applicant seeks approval to use Unit 3, 6 Tong Chee Road, Christmas Island, as a Short Stay Accommodation premises under the Shire of Christmas Island Local Planning Scheme No. 2.

The property is an existing two-bedroom townhouse situated within an established residential development. No structural changes or external modifications are proposed as part of this application. The proposal is limited to the use of the existing dwelling for short-term visitor accommodation.

Rationale for the Proposal

Christmas Island has a limited supply of visitor accommodation despite ongoing demand from tourists, visiting contractors, government personnel, family visitors and business travellers. The proposed use will provide an additional accommodation option within the existing housing stock while supporting local tourism and economic activity.

The property has recently undergone refurbishment and is well suited to accommodate short-term guests in a safe, comfortable and professionally managed environment. The proposal will contribute to the diversification of accommodation options available on the island and assist in meeting periods of peak demand.

The applicant intends to operate the property as professionally managed short stay accommodation under the trading name "Roundabout Residence".

Impact on Residential Amenity

The applicant acknowledges the importance of maintaining the residential character and amenity of the surrounding neighbourhood and has considered potential impacts associated with short stay accommodation.

Parking

The property provides off-street parking for guests within the existing development. The accommodation is designed for a maximum occupancy of four guests and vehicle numbers are expected to be comparable to those associated with a typical residential dwelling.

Traffic

The proposal is not expected to generate any significant increase in traffic movements. Guest arrivals and departures will generally occur during normal daytime hours and vehicle movements are anticipated to be similar to those of a permanent residential occupancy.

Noise

Guests will be provided with house rules outlining expectations regarding respectful behaviour, noise management and consideration of neighbouring residents. Quiet hours will be enforced, and the property is not intended to be used for parties, functions or large gatherings.

The maximum occupancy will be limited to four guests, reducing the likelihood of excessive noise generation.

Lighting

No additional external lighting is proposed. Existing lighting will continue to be used in accordance with normal residential activities and is not expected to impact adjoining properties.

Property Management

The accommodation will be locally managed, ensuring that any issues or concerns raised by neighbours or the Shire can be promptly addressed. Guests will be provided with emergency contact details and clear instructions regarding acceptable use of the property.

Waste Management

Waste collection and disposal arrangements will continue to operate in accordance with existing residential waste services. Guests will be provided with instructions regarding waste disposal and recycling requirements.

Conclusion

The proposed short stay accommodation represents a low-impact use of an existing residential dwelling that will contribute positively to the local tourism sector and visitor accommodation supply on Christmas Island. Appropriate management measures will be implemented to minimise any potential impacts on neighbouring properties and maintain the residential amenity of the area.

The applicant respectfully requests Council's consideration and support of the proposal.