



LPP10 Short-Term Rental Accommodation

Policy Objective

The objectives of this Policy are to:

- a) establish clear guidelines for the short stay use of holiday houses for tourism accommodation.
- b) ensure that the predominant residential nature and character of neighbourhoods is retained.
- c) minimise negative impacts of holiday homes on the amenity of adjoining residents.
- d) encourage the provision of good quality, well managed holiday houses.

Policy

Background

Holiday houses are private residential dwellings that are leased out for short term accommodation for a period not exceeding three (3) months. Holiday homes are a small but growing aspect of the tourism industry in the Shire of Ravensthorpe and have long been an important part of local and Western Australian lifestyle and culture.

Short-Term Rental Accommodation is now regulated by the Western Australian Government through the Short-Term Rental Accommodation Act 2024. The Shire of Ravensthorpe Local Planning Scheme No.6 (the Scheme) lists 'holiday home' as an 'A' use in the 'Residential', 'Rural Townsite', 'Mixed Use', 'Rural' and 'Rural Residential' zones.

Definitions

'holiday house' means a single dwelling on one lot used to provide short-term accommodation.

'short-term accommodation' means a residential premises that is rented out for periods of less than three (3) months.

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'Property Manager' means a person or company responsible for the day to day administration of the holiday home and may be the landowner.

Local Planning Policy No.1 - Requirements

Exemptions from Development Approval

This policy does not apply to houses used by absentee landowners for their own holidays but only to houses rented out for commercial gain.

General Requirements

- a) A Holiday house is generally considered an acceptable land use where permitted in Clause 3.2 of the Scheme, subject to appropriate management measures being put in place. Where applicable, these will also now be required to be registered with the State Government through the Department of Local Government, Industry Regulation and Safety (DLGIRS)
- b) Where development is proposed to be located within a bushfire prone area a Bushfire Attack Level Assessment must be prepared and lodged with a development application unless the development is subject to the BAL Contour Plan over Ravensthorpe and Hopetoun Townsites. The application must also include a Bushfire Management Plan as referenced in LPP11-Development in Bushfire Prone Areas.
- c) Where a Bushfire Attack Level Assessment of BAL-40 and BAL-Flame Zone applies and the rating cannot be reduced it is considered inappropriate for a Holiday House land use and an



application for development approval will be refused.

- d) The holiday house may only be rented for a maximum period of three (3) months to any one person in any twelve (12) month period.
- e) Car parking bays are to be provided on-site at a rate of one bay per two adults accommodated.
- f) The applicant is to provide a copy of the approved Property Management Plan to adjoining landowners/occupiers as identified by the Shire.
- g) On-site holiday house signage is not permitted with the exception of a 0.2m² nameplate (i.e. identifies the name of holiday home if relevant).
- h) Business directional signs are not permitted for holiday homes.
- i) The use of grouped or multiple dwellings will generally not be supported for holiday house accommodation given the potential impacts on adjoining residents, unless all owners/strata owners or the body corporate are in agreement.

Special Application Requirements

- a) A Property Management Plan is required to be submitted and approved by the Shire. Matters that need to be addressed in the Property Management Plan include:
 - i) details of the appointed property manager;
 - ii) details of the maximum number of adults to be accommodated at any one time;
 - iii) details of how bookings are to be made;
 - iv) duties of the property manager;
- b) In relation to the appointment of a Property Manager, the following is applicable:
 - i) is a person/company that will have day-to-day management of the holiday house; and
 - ii) will specifically respond to complaints pertaining to guest behaviour made before 1am within a two hour timeframe; and
 - iii) in relation to any other complaints will respond, within a reasonable timeframe but in any event within 24 hours.
- c) Fire and emergency arrangements (i.e. location of smoke alarms, fire blankets, exit lighting, fire extinguishers, external taps/garden hoses, a fire evacuation route leading to the nearest main road and emergency information details); and
- d) A Code of Conduct for guests.

Renewal & Approval Period

- a) All initial development approvals for holiday homes shall be granted for a one year period unless the local government determines otherwise.
- b) In determining an application for renewal, the Shire will consider the nature of any comments made regarding the operation of the activity and any other information available relating to the adverse impact of the activity on the amenity of neighbours and surrounding area.
- c) Where complaints have been made, issues relating to impact on amenity have been verified or other non-compliance with the planning development approval has occurred, approval of the renewal application is unlikely to be granted.
- d) Where the Shire is satisfied that the holiday home has been appropriately managed an approval of the renewal application for a period of up to three (3) years may be granted.

Note:

Property Managers are fully responsible for the holiday house and to ensure there is minimal impact on the amenity of neighbouring properties. This provides a degree of certainty to operators, while



also enabling the Shire flexibility to terminate approval of non-compliant operators, particularly where valid complaints are received, conditions of approval are not being complied with and/or there are concerns relating to the holiday home operations.

DOCUMENT CONTROL BOX		
Custodian: Chief Executive Officer		Decision Maker: Council
Compliance Requirements:		
Legislation: Shire of Ravensthorpe Local Planning Scheme No.6 Shire of Ravensthorpe Local Planning Strategy Short-Term Rental Accommodation Act 2024		
Industry:	Tourism	
Organisational:		
Document Management: Document Management: Holiday Home Property Management Plan Holiday Home Date: Fire and Emergency Plan Holiday Home Code of Conduct		
Risk Rating: Medium	Review Frequency: 2 Years	Next Due:
Version #	Decision Reference:	Description:
a	OCM 20/12/18 – Item 10.2.1	Major Revision to Planning Scheme Policies
b	OCM 15/09/20 – Item 15.1	Policy Amended – Added two additional new “General Requirements.”
c	OCM 14/12/20 Item 15.2	Policy Confirmation following Local Public Notice.
d	OCM 19/07/22 – Item 12.1.2	Comprehensive Policy Manual review.
e	OCM 17/12/2024 Item 12.1.2	Policy Reconfirmed – No Amendments
f	OCM 15/12/2025 Item 12.1.1	Comprehensive Policy Register Review