



Local Planning Policy 6.2.1 – Unhosted Short-Term Rental Accommodation

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015. This Policy may be cited as Local Planning Policy 6.2.1 – Unhosted Short-Term Rental Accommodation, and LPP 6.2.1.

2. Introduction

The Shire of Harvey is a destination of choice and provides a range of tourism accommodation options. The Local Planning Scheme aims to *“support and protect tourism ... by providing for a range of accommodation types and land uses and embracing the historical and natural attributes and landscapes”*.

Notwithstanding, the Shire needs to ensure that unhosted short-term rental accommodation is appropriately located and managed.

3. Objectives

- To encourage unhosted short-term rental accommodation in locations near visitor attractions and areas of high tourism value.
- To ensure unhosted short-term rental accommodation is designed, sited and managed to preserve the amenity and character of areas with heritage, environmental or conservation values.
- To ensure unhosted short-term rental accommodation is designed, sited and managed to minimise impact on the character and function of rural land.
- To maintain the amenity and established character of residential areas through ensuring the location, scale, design and operation of unhosted short-term rental accommodation is appropriate to the setting.
- To encourage unhosted short-term rental accommodation operators to consider emergency procedures and options for the evacuation of visitors in the event of natural disasters (e.g. bushfire).

- To ensure unhosted short-term rental accommodation is appropriately serviced to meet the needs of visitors and prevent impacts on the local environment or infrastructure.

4. Applications subject of this Policy

This Policy applies to all proposals for unhosted short-term rental accommodation within the Shire of Harvey.

5. Application requirements

In addition to the Application for Development Approval form and relevant application fee (for a Change of Use), the information within subclauses 5.1 – 5.3 is required to be submitted, where relevant.

5.1 Development Plans

The following plans are required:

- Site plan, indicating:
 - Location and purpose of buildings on the site in relation to the property boundaries.
 - Location of vehicle access.
 - Location and number of onsite vehicle parking.
 - Location of proposed signage.
 - Location of onsite effluent system.
- Floor plan, indicating:
 - Layout and purpose of each room/area of the dwelling.
 - Size and maximum occupancy of each bedroom.
- Signage plan, indicating:
 - Dimensions.
 - Content.

5.2 Operational Management Plan

An Operational Management Plan to detail:

- Intended booking system and check in/out procedures.
- Code of conduct/rules for:
 - Occupants/guests.
 - Pets.
 - Visitors.
- Maximum occupancy numbers.
- Maximum length of stay.
- Complaints management procedure.
- Waste management.
- Contact details and location of Property Manager.

- Emergency evacuation procedures.

5.3 Bushfire Risk

Where the proposal is for a change of use from a dwelling to unhosted short-term rental accommodation and the development site is located within an area designated as a Bushfire Prone Area, the provisions of Schedule 2, clause 78D of the Planning and Development (Local Planning Schemes) Regulations 2015 and State Planning Policy 7.3 do not apply. However, it is recommended that the bushfire risk is considered by the Proponent.

6. Policy Statement

6.1 Matters to be Considered

When assessing an application for unhosted short-term rental accommodation, the Shire will give due regard to the following matters:

- (a) Capacity of the dwelling and development site (including on site vehicle parking) to accommodate the proposed maximum occupancy.
- (b) If the development site is not connected to reticulated sewer, the capacity of the existing wastewater system to accommodate the proposed maximum occupancy.
- (c) If the development site is not connected to reticulated water, the capacity of the existing water tank to accommodate the proposed maximum occupancy.
- (d) Potential impacts on the amenity of the surrounding properties and area.
- (e) Adequacy of proposed management and complaints management procedure.
- (f) If the development site is within an area designated as a Bushfire Prone Area, any proposed evacuation procedures.
- (g) The location of the Landowner and Property Manager in relation to the development site, in the event they are required to attend the development site in person in the case of an emergency.

6.2 Conditions of an Approval

Conditions may be imposed on a Development Approval, including:

- Maximum occupancy.
- Maximum length of stay.
- Erection of a sign noting the Manager's name and phone number.
- Implementation of Management Plans.
- Initial approval being time limited.

7. Consultation



Proposals may require advertising in accordance with Schedule 2, clause 64(4) of the Planning and Development (Local Planning Schemes) Regulations 2015.

8. Definitions

Nil

9. Strategic objective

The policy aligns to the following strategic objective:

	Diversified economy A diversified economy creates a sustainable cycle of economic activity and leads to economic resilience in the face of external pressures.
	Protected natural environment Adopting a range of management practices to protect, conserve and rehabilitate the biodiversity of the natural environment.
	Sustainable built environment Encompassing everything human-made, a sustainable built environment is one that will meet current needs while considering the needs of future generations.
	Effective civic leadership Effective civic leadership is visionary and influential. It means listening to the community, balancing competing demands, making fair decisions and acting with integrity.

10. Legislation

- *Planning and Development Act 2005.*
- *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed Provisions (Part 2).*
- Shire of Harvey's Local Planning Scheme No. 2.

11. Related documents

- *Short-Term Rental Accommodation Act 2024*
- Position Statement: Planning for Tourism and Short-term Accommodation
- Planning for Tourism and Short-term Rental Accommodation Guidelines
- Planning Bulletin 115/2024: Short-Term Rental Accommodation (STRA) – Guidance for local government

- State Planning Policy 7.3 Planning in Bushfire Prone Areas

Responsible officer	Director Sustainable Development		
Responsible team	Planning		
Responsible area	Planning Services		
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