

With a growing number of tourist attractions in the Shire such as the Bindoon Mountain Bike Park, wineries, restaurants, and other events and attractions, there is a shortfall of accommodation options which is limiting the duration of visitor stays and money spent in the Shire. Additional accommodation options will assist in the economic development of the Shire.

Short term accommodation in the form of holiday houses, bed and breakfasts, farmstays and chalets, are supported where it can be demonstrated they will not have a negative impact on surrounding residents and the environment, such as from traffic impacts, additional noise, clearing of native vegetation, and increased bushfire risk.

Types of Short Term Rental Accommodation

Type	Definition	Example
Holiday House	A single dwelling on one lot used to provide short term accommodation but does not include a bed and breakfast.	<ul style="list-style-type: none"> • AirBnB (entire house) • Granny flat
Bed and Breakfast	A dwelling used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short term commercial basis and includes the provision of breakfast.	<ul style="list-style-type: none"> • Room in existing house
Farmstay	Development designed for short term detached tourism accommodation units, which may be fully self-contained or not, and which are generally of single storey or split level construction and have a character not dissimilar to farm dwellings or cabins.	<ul style="list-style-type: none"> • Chalets • Single holiday house on Agricultural land
Caravan Park	An area of land on which caravans, or caravans and camps, are situated for habitation.	<ul style="list-style-type: none"> • Caravan Park
Camping Area	A premises used for the lodging of persons in tents.	<ul style="list-style-type: none"> • Camping ground

Where Short Term Rental Accommodation is Permitted
(Determined by Zoning)

Type	Rural Residential	Agricultural Resource	Residential	Townsite
Holiday House	✓	✓	✓	✓
Bed and Breakfast	✓	✓	✓	✓
Farmstay	✗	✓	✗	✗
Caravan Park	✗	✓	✗	✓
Camping Area	✗	✓	✗	✓

Got the green tick?

Contact our Planning Department if you have determined from the above table that you are able to apply for any of the above types of Short Term Rental Accommodation.

The following pages contain information that can guide you through the requirements, how to apply and we also have provided a guide to bushfire requirements.



Planning Approval Requirements

Planning approval (Development Approval) is required if you intend to provide short stay accommodation to anyone for payment or reward.

You don't need planning approval if you own the property (but have a primary residence elsewhere) and wish to use the dwelling for holiday accommodation for you and your family. You may also allow friends to stay there provided there is no fee charged.

The following outlines additional requirements when applying for Planning Approval:

Bushfire

The entire Shire of Chittering area is designated as a Bushfire Prone Area, meaning *State Planning Policy 3.7 – Planning in bushfire prone areas* applies. The requirements differ depending on the type of accommodation proposed and the unique circumstances of the land, including its location/setting, access, vegetation levels, slope, proximity to major roads and town sites etc. See Appendix 1 for further information.

Unhosted short term rental accommodation application (where the owner or a caretaker is not on-site) are required to be accompanied by a bushfire management plan and an assessment against the bushfire protection criteria contained within *State Planning Policy 3.7 – Planning in bushfire prone areas*. Applications are likely to be referred to the Department of Fire and Emergency Services (DFES) due to the bushfire risks associated with the development, as visitors are likely to be unfamiliar with their surroundings and may be less able to respond in a bushfire emergency. Applications will

also need to be accompanied by a Bushfire Emergency Evacuation Plan (BEEP).

Hosted short-term rental accommodation (where dwelling owners are present on-site and able to help visitors in the event of a bushfire emergency) may be considered to have a lower risk to its guests.

New dwellings will require a BAL assessment and a bushfire management plan if the rating is above BAL-Low. Existing dwellings built after 2015 should have been constructed to the appropriate bushfire construction standard. Any conditions of the development approval that relate to implementation of the bushfire management plan still apply. If the dwelling was built prior to 2015, owners are encouraged to develop their own bushfire emergency procedures and evacuation plans.

Drinking Water Supply and Wastewater Disposal

Applications will need to demonstrate an adequate supply of potable water where no reticulated water supply is provided.

Applications will also need to demonstrate that existing on-site wastewater disposal systems can cope with the proposed number of guests. An additional on-site wastewater system may need to be considered.

NOTE: Camping Grounds and Caravan Parks will also have separate approval requirements under the *Caravan Parks and Camping Grounds Act 1995*, in addition to planning approval requirements. Contact the Shire's Environmental Health department for further information.

How To Apply

Step 1

Contact the Shire's Planning Department to discuss your proposal.

- Contact us via phone and/or email at the details listed at the bottom of the page.
- A pre-lodgement meeting may be beneficial for more complex proposals.

Step 2

Complete the application form and gather required documentation

- To apply for development (planning) approval, fill out the application form on the Shire's website, under [Services > Applying for Development Approval](#).
- The checklist, also found on the above webpage, outlines the documentation that must be submitted with your application.
- The application will be formally lodged when all required documents are submitted to the satisfaction of the Shire and payment of the fee is received.

Step 3

Submit your application

- Ensure you submit your application with all the required documentation, as outlined in the checklist. You can submit your application via email to chatter@chittering.wa.gov.au.
- Digital copies are preferred however hard copy applications may be submitted via post or in person.
- Once your application documents have been checked you will be contacted for payment. Once

- payment is received the application is formally lodged.
- The statutory timeframe for development applications to be determined is 90 days if advertising is required, and 60 days if advertising is not required. A longer timeframe may apply if further documentation or information is required by the Shire.

For More Information

Please contact the Shire's Planning Team on (08) 9576 4600 or email chatter@chittering.wa.gov.au.

Appendix 1 - Guide to Bushfire Documentation Requirements

	Hosted Accommodation	Unhosted Accommodation
Vulnerable	<ul style="list-style-type: none"> • Bushfire Management Plan (BPAD Level 1 or 2) • Simple Bushfire Emergency Evacuation Plan 	<ul style="list-style-type: none"> • Bushfire Management Plan (BPAD Level 3) • Bushfire Emergency Evacuation Plan (BPAD Level 3)
Non-Vulnerable	<ul style="list-style-type: none"> • Bushfire Management Plan (BPAD Level 1 or 2) • Simple Bushfire Emergency Evacuation Plan 	<ul style="list-style-type: none"> • Bushfire Management Plan (BPAD Level 1 or 2) • Simple Bushfire Emergency Evacuation Plan

Note:

1. BPAD Levels refers to the level of accreditation held by a bushfire consultant. A higher level indicates a higher level of accreditation, which typically may cost more. Find an accredited bushfire practitioner [here](#).
2. The Simple Bushfire Emergency Evacuation Template can be found [here](#) (pages 3 and 4). This template can be filled out by the landowner/applicant.
3. Closing the development to guests during high fire risk periods is a measure some applicants may opt for where acceptable bushfire outcomes cannot be achieved, if the short-term accommodation is located in an area that is particularly hard to evacuate.

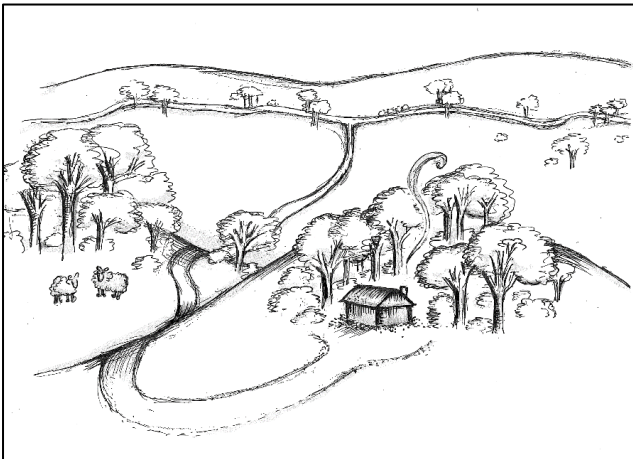
Terminology

Hosted: Manager, owner or host is on-site at all times or a majority of the time guests are present.

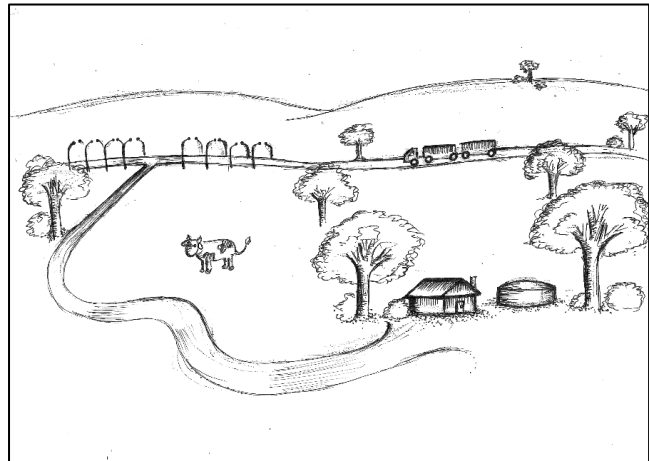
Unhosted: Guests are not accompanied at all.

Vulnerable: Visitors are unfamiliar with their surroundings and/or where evacuation challenges exist.
E.g. where accommodation is isolated, and/or access is to a local road only.

Non-vulnerable: Located in a townsite, or close to a major road/highway, and limited vegetation to obscure the evacuation route.



'Vulnerable' location



'Non-Vulnerable' location

DISCLAIMER: The Shire determines on a case-by-case basis whether proposals are considered 'vulnerable' or 'Non-vulnerable'. The above is intended as a guide and is not definitive advice as to whether your application is considered 'vulnerable' or 'non-vulnerable'.