

PS17 – Holiday Houses (including Renewals) Information Sheet



September 2019

A “Holiday House” is defined in [Local Planning Scheme no.1](#) (*click link, click on “all categories drop down list” and select Local Planning Scheme*) as a dwelling, grouped dwelling, or multiple dwelling used for short-term accommodation for no more than six (6) people but does not include a bed and breakfast. Where accommodation is provided for six to twelve people the use is classified as a “Holiday House (Large)”.

It is the Shire’s view that holiday houses are more appropriate to and expected within the coastal communities of the Shire or within close proximity to major tourist attractions, and so applications for planning approval are more likely to be approved in those locations. Conversely, holiday houses are not considered to be appropriate within the residential districts of inland settlements where approvals for such uses are not likely to be supported. However, [Local Planning Policy 7 – Holiday Houses](#) (LPP7) includes criteria under which the Shire may consider an application for a holiday house within the residential districts of inland settlements. This includes the size of a lot, proximity to ‘tourist attractions’ as defined in the policy and restriction on the number of guests.

In relation to the use of grouped dwelling for short stay purposes it is important to note that it is the Shire’s policy not to support the accommodation of more than 6 short stay guests. It is also the Shire’s policy to only support the use of a grouped dwelling for short stay purposes on a site with a density coding of R30 and lower.

Do I need planning approval?

Yes. Planning approval is required if you intend to provide short stay accommodation to anyone for payment or reward. Any application for a holiday house will be assessed under the provision of Clause 5.26 of Local Planning Scheme No.1 (LPS 1) and the Shire’s [LPP7](#).

For how long is an approval valid?

Unless the Shire determines otherwise, any approval granted will be for a limited period of one year renewable by way of further application towards the expiration of that period. If the Shire has received complaints regarding the short stay use, a further approval may not be granted.

What if I just want to use the house for holidays for my friends and family?

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.

How do I apply for planning approval?

You will need to submit a [planning application form and complete the checklist](#) above.

What information must be submitted with the application for renewal?

Any approval granted will be for a limited period of time that is renewable towards the expiration of that period.

Holiday Homes and Bushfire Planning

A Holiday House is classified as a 'vulnerable land use'. When in a 'Bushfire Prone Area', a vulnerable land use requires additional documentation to be provided in support of an application, and may require a referral to the Department of Fire and Emergency Services. The level of information varied is depending on whether the development is located in a 'built up area' or not. For properties in a built up area, a Bushfire Attack Level assessment and Emergency Evacuation Plan is required. Outside a built up area, a Bushfire Attack Level assessment, Bushfire Management Plan and Emergency Evacuation Plan is required. These applications will also require referral to the Department of Fire and Emergency Services. It should be noted that if a development is rated at a BAL-40 or FZ then approval is unlikely to be granted unless measures can be put in place to lower this rating.

Is there anything else?

If your property is not on reticulated sewer (deep sewer) you will be required to provide information with the application to demonstrate that the existing on-site wastewater management system can cope with the proposed number of guests. This information is particularly important for a proposed holiday houses (large) on residential lots in locations such as Prevelly and Gracetown, where wastewater is managed onsite. You will also be required to demonstrate to the availability of safe drinking water on properties that is not connected to reticulated water.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.