

Local Planning Policy

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 - Unhosted Short Term Rental Accommodation.

2. Introduction

The Shire of Murray (Shire) recognises that Unhosted Short Term Rental Accommodation (STRA) has been the subject of significant State government reform, including the introduction of a State-wide STRA Register administered by the Department of Energy, Mines, Industry Regulation and Safety (DEMIRS).

This Policy establishes a clear and locally responsive planning framework to manage Unhosted STRA across the Shire, balancing the benefits of tourism with the need to maintain amenity as well as sustainable and resilient communities.

The Policy:

- establishes when development approval is required;
- provides exemptions for low impact STRA;
- sets out criteria for the assessment of development applications; and
- responds to location specific planning issues.

Across most of the Shire, small scale STRA can operate without any significant adverse impacts where appropriately managed. Accordingly, this Policy provides exemptions for low intensity STRA as these are considered consistent with the residential character of residential localities.

However, Dwellingup and its surrounding rural localities represent a distinct and constrained planning context, being a small and relatively isolated community characterised by:

- limited and constrained housing supply; and
- a declining permanent population.

At the same time, this area has experienced increasing demand as a tourism destination, placing additional pressure on the local housing market.

Consultation undertaken in 2026 with the community in Dwellingup and its surrounding rural localities, supported by broader planning analysis, identified a clear and consistent concern that the conversion of permanent dwellings to Unhosted STRA is reducing housing availability, contributing to:

- declining school enrolments and risk to essential services;
- difficulty attracting and retaining workers; and
- reduced community cohesion and a declining permanent population.

These findings indicate that, while tourism is generally valued and supported, there is a strong need to maintain an appropriate balance that prioritises permanent housing and long term community sustainability.

In response, this Policy establishes a more restrictive, merit based framework within the Dwellingup and Surrounding Area, where the retention and provision of permanent residential accommodation is the primary planning priority and proposals for Unhosted STRA must clearly demonstrate that they do not compromise this outcome.

For clarity, Hosted Short Term Rental Accommodation is exempt from development approval in accordance with Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This includes accommodation within a primary dwelling or an ancillary dwelling where the host ordinarily resides on the lot. The use of ancillary dwellings for hosted STRA may therefore provide an alternative, low-impact short term accommodation pathway that does not require development approval under this Policy.

3. Objectives

The objectives of this Policy are to:

- (a) Provide a clear and consistent framework for the assessment of Unhosted STRA.
- (b) Allow existing authorised Unhosted STRA to continue operating, subject to compliance requirements.
- (c) Exempt small-scale, low-impact STRA from development approval where consistent with residential amenity.
- (d) Support tourism while ensuring it does not compromise housing availability or the long term sustainability of local communities.
- (e) Prioritise the retention and provision of permanent residential accommodation, within the Dwellingup and Surrounding Area.
- (f) Ensure that new Unhosted STRA are compatible with the character, amenity, servicing capacity and environmental constraints of their locality.
- (g) Avoid cumulative impacts that would erode housing availability, community cohesion, population stability or the viability of local services.

4. Definitions

Dwellingup and Surrounding Area means land within the localities of Dwellingup, Etmilyn, Holyoake, Inglehope, Marrinup and Teesdale, identified on Map 1, which includes the Dwellingup townsite and nearby rural areas.

Hosted Short Term Rental Accommodation has the meaning given under the *Planning and Development (Local Planning Schemes) Regulations 2015* that is means:

- (a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;
- (b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;
- (c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.

Permanent Residential Accommodation means a dwelling that is lawfully approved and capable of occupation on an ongoing basis by a resident household, whether or not it is occupied at any given time.

Short term rental accommodation has the meaning given under the *Planning and Development (Local Planning Schemes) Regulations 2015* that is means:

- (a) a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but
- (b) does not include a dwelling that is, or is part of, any of the following:
 - i. an aged care facility as defined in the *Land Tax Assessment Act 2002* section 38A(1);
 - ii. a caravan park;
 - iii. a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
 - iv. a park home park;
 - v. a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
 - vi. workforce accommodation;

Unhosted Short Term Rental Accommodation has the meaning given under the *Planning and Development (Local Planning Schemes) Regulations 2015* that is means “short term rental accommodation that:

- (a) is not hosted short term rental accommodation; and
- (b) accommodates a maximum of 12 people per night.

5. Policy Application

This Policy applies to all proposals for Unhosted STRA within the Shire of Murray.

6. Development Approval Requirements

- (a) All Unhosted STRA, registered with DEMIRS at the time of adoption of this Policy may continue to operate, subject to:
 - i. maintaining registration with DEMIRS; and
 - ii. compliance with the Shire of Murray Health Local Law, including provision of a management plan.
- (b) Development approval is not required for Unhosted STRA where all of the following apply:
 - i. Accommodation is limited to a maximum of six (6) guests at any one time;
 - ii. The STRA is not located within the Dwellingup and Surrounding Area;
 - iii. The dwelling is lawfully approved and suitable for residential occupation;
 - iv. All required parking in accordance with this Policy can be accommodated on-site;
 - v. The premises is registered with DEMIRS; and

- vi. A Management Plan is provided to the Shire in accordance with the Shire of Murray Health Local Law.

The exemption in clause 6(b) is intended to apply to small scale STRA that operate in a manner consistent with the residential character of the locality.

- (c) Development approval is required where the STRA:
 - i. accommodates more than six (6) guests; or
 - ii. is located within the Dwellingup and Surrounding Area.

Applications must demonstrate consistency with the objectives and requirements of this Policy and any other requirement of the Shire's planning framework that may be applicable under the Local Planning Scheme and any relevant Structure Plan, Local Planning Policy or Local Development Plan.

7. Assessment Criteria

- (a) In considering applications for approval for a new Unhosted STRA, the Shire will have due regard to the following criteria.

7.1 Location and Housing Impact

- (a) Within the Dwellingup and Surrounding Area, the retention and provision of Permanent Residential Accommodation is the primary planning consideration.
- (b) Proposals for Unhosted STRA will only be supported where it is clearly demonstrated that:
 - i. the development will result in no net reduction in the availability of Permanent Residential Accommodation, having regard to existing and approved housing stock; and
 - ii. the proposal is consistent with one or more of the following:
 - use of a building not previously used for permanent residential accommodation; or
 - development that maintains or increases overall housing supply.
- (c) For the purposes of this Policy, the conversion of an existing dwelling capable of permanent occupation to Unhosted STRA will generally be taken to constitute a reduction in permanent housing supply.
- (d) Proposals that would reduce the availability of permanent housing, or compromise the long term sustainability of the local community, will be unlikely to be approved.
- (e) In other areas of the Shire, preference will be given to locations:
 - i. within or near activity centres and tourism assets; and
 - ii. with adequate infrastructure and servicing capacity.

7.2 Cumulative Impact

- (a) The cumulative impact of existing and approved STRA within the locality may be considered, including:
 - i. the proportion of dwellings used for STRA;

- ii. the distribution of STRA within a street or locality; and
- iii. impacts on residential character, community cohesion, population stability and the viability of local services.

7.3 Housing Availability and Local Need

- (a) Consideration will be given to:
 - i. the availability of long-term rental accommodation;
 - ii. evidence of housing demand within the locality; and
 - iii. the potential impact on the ability of workers and residents to secure housing.

7.4 Character and Amenity

- (a) Development must be compatible with the residential character of the locality.
- (b) The proposal must not adversely affect the amenity of adjacent owners and occupants in terms of noise, privacy, traffic and parking, waste and general disturbance.

7.5 Management and Operation

- (a) An applicant for an 'Unhosted STRA' must provide a Management Plan that demonstrates:
 - i. a code of conduct for guests which is also to be displayed within the premises;
 - ii. complaints management procedures;
 - iii. booking and occupancy controls;
 - iv. waste management arrangements;
 - v. emergency management procedures; and
 - vi. availability and contact details of a responsible person to respond to issues in a timely manner.
- (b) Consideration may be given to the capacity for effective ongoing management, including whether a local contact person is available.

7.6 Car Parking

- (a) The number of guests should align with the following parking ratios:

Maximum number of guests	Minimum number of car parking bays
4	1
6	2
8	3
12	4

- (b) It must be demonstrated that all car parking required for the 'Unhosted STRA' can be contained on-site.

7.7 Servicing and Environmental Constraints

- (a) The site must be capable of accommodating the proposed Unhosted STRA having regard to effluent disposal, water supply, waste servicing, bushfire risk and environmental constraints. Details of this must be provided with the development application.

7.8 Signage

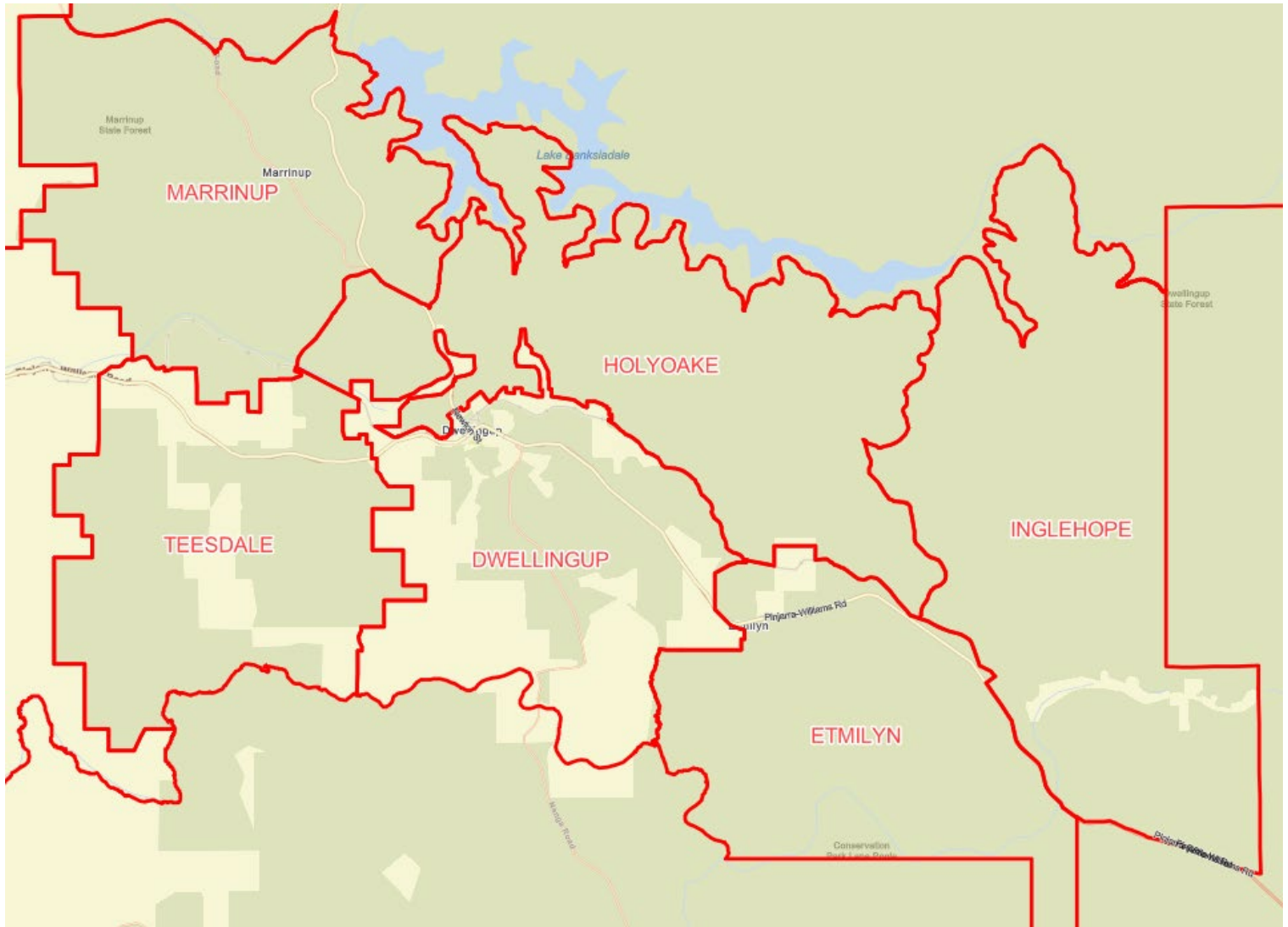
- (a) Signage is limited to one 'name plate' sign used to confirm the location of 'Unhosted STRA', affixed to the main façade of a building or appurtenant to the building with an area not exceeding 0.20m².

8 Administration

Directorate	Officer Title
Planning and Sustainability	Director Planning and Sustainability

Version	Decision to Advertise	Decision to Adopt	Current Status
1	OCMXX/XX	OCMXX/XX	

Map 1 - Dwellingup and Surrounding Area






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