

## Did you know?

If your property is located in a bushfire prone area, we recommend speaking with an accredited bushfire consultant before making any investment or preparing plans.



## NEED MORE INFORMATION?

Head to **[denmark.wa.gov.au](https://denmark.wa.gov.au)**

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- [enquiries@denmark.wa.gov.au](mailto:enquiries@denmark.wa.gov.au)
- (08) 9848 0300
- 953 South Coast Highway  
(9am–4pm Mon–Fri)



Current at 20 November 2024



# RURAL CHALETs



## How is a chalet different from a holiday home?

A chalet is a small, self-contained unit that is rented to guests for short term accommodation.

A chalet is a 'hosted' form of accommodation where the owner/operator also lives on site.

A chalet is different to a holiday home, which is an 'unhosted' single house rented to guests for short term accommodation.

## Do I need Shire approval to build and run chalets?

Yes, planning approval as 'Holiday Accommodation' is required before starting.

All planning applications for 'Holiday Accommodation' are sent to neighbouring landowners for comment.

New building works require a permit, and any new or converted building to be used as Holiday Accommodation will need to meet the Class 1b standards of the Building Code of Australia (such as hardwired, interconnected smoke alarms and emergency exit lighting).

## What are the standard requirements for chalets?

- Owner/manager living on the property
- Maximum 2 bedrooms in each chalet
- Each chalet must be connected to an approved potable water supply (scheme water or on-site storage of minimum 92,000 litres per chalet) and an approved wastewater treatment system
- All chalets must be located and built in a way that is sensitive to the surrounding landscape, including natural screening and non-reflective building colours
- All chalets proposed in designated bushfire prone areas need to be designed and built as per State Government bushfire policies
- If a property is accessed from a gravel road you may be required to contribute to upgrading of the road
- Health registration as an accommodation premises

Other requirements may apply to your property. Refer to *Local Planning Policy No. 7* at [www.denmark.wa.gov.au](http://www.denmark.wa.gov.au) or contact us for further information.

## How many chalets can I have on my property?

If your property is in the Rural Zone, you can apply to develop up to two units/chalets (where property access is from a gravel road) or up to four units/chalets (where property access is from a sealed road).

If your property is in the Tourism Zone specific rules may apply - please contact us for details.

Chalets are not permitted in most other zones - but if you have a granny flat, you can rent this as 'Hosted Short-Term Rental Accommodation' without approval if you also live on the property (see separate brochure on B&B).

