



Parliamentary Inquiry into Short Stay Accommodation
Economics and Industry Standing Committee
laeisc@parliament.wa.gov.au

Dear Sir/Madam

PARLIAMENTARY INQUIRY INTO SHORT STAY ACCOMMODATION

The Town of Port Hedland is pleased to make this submission to the Parliamentary Inquiry into Short Stay Accommodation. The following recommendations are made in respect of the Options Paper:

Recommendation 1: Do not regulate short stay accommodation through the Deemed Provisions unless flexibility is afforded

The Town's experience of short stay accommodation is substantially different to the metropolitan experience and popular holiday destination places such as Margaret River. The key issue experienced by the Town is the interface between permanent town based residents living in conventional housing, fly-in, fly-out workforce accommodation camps and tourist accommodation businesses. A key planning issue is the use of workforce accommodation camps as tourist accommodation and vice versa which blurs the distinction between tourism visitors and fly-in, fly-out workers and subsequent demographic statistics collected for the region. As the Port Hedland experience is substantially different to other local governments a blanket approach through the Deemed Provisions is not appropriate to be implemented across the State. However, some inclusions in the Deemed Provisions could be appropriate for example allowing exemptions from planning approval for low-impact short term hosted operations capped at a certain number of days per year, and allowing local government to expand upon and vary definitions and provisions through local planning policy.

Recommendation 2: Simplify and consolidate the Model Provisions to provide more clear and concise definitions based on impact

Whilst the key short stay accommodation issue in Port Hedland is workforce accommodation and the impact on tourist accommodation, the Town's Local Planning Scheme No. 5 (Scheme) contains a large number of potentially irrelevant short stay

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definitions, including: Cabin, Chalet, Guesthouse, Holiday Accommodation, Holiday Home, Hotel, Lodge, Motel, Residential Building, Serviced Apartment, Short Stay Accommodation, Tourism Development and Tourism Resort. The Town will commence the Scheme Review process in the next 12 months and it would be beneficial to have a concise set of model provisions to base tourism-related short stay definitions from. The 'hosted' versus 'unhosted' definitions and a limit on the number of days per year seem to be appropriate considerations to add to the definitions. In addition, the presence of a residential tenancy agreement or not is a pertinent factor to be included in the definition/s.

Recommendation 3: Continue to allow Strata by-laws to regulate short-stay accommodation for strata titled buildings

If the members of a Body Corporate vote not to allow short-stay accommodation for any period of time within their strata complex, the local government should not be used by investors or prospective short stay accommodation providers as a means to bypass the Body Corporate. Body Corporates within a strata should have the ability to stop short stay accommodation occurring within their complex under their Strata Agreement, before any application for planning approval is allowed to be made to the local government. Equally the local government should not be responsible for enforcement of Strata by-laws for any land use non-compliance issues. Strata complexes who vote not to have short stay accommodation in their own complex should be responsible for enforcing their own by-laws and restrictions on land use.

Recommendation 4: Ensure any outcomes of the inquiry sufficiently delineate tourist accommodation and workforce accommodation

The definition for workforce accommodation is 'premises, which may include modular or relocatable buildings, used:

- a) Primarily for the accommodation of workers engaged in construction, resource, agriculture or other industries on a temporary bases; and
- b) For any associated catering, sporting and recreation facilities for the occupants and authorised visitors.'

The impacts of workforce accommodation and tourism accommodation on local communities are substantially different, particularly because:

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- Tourism visitors generally visit community facilities, businesses and activities and generate revenue to benefit the local economy with positive social impacts;
- Fly-in, fly-out workers generally do not visit community facilities, businesses and activities as they are self-contained within a camp and work long hours, and generally have a negative social and economic impact on the local community;
- The zone permissibility for tourism and workforce accommodation uses can be substantially different and generally tourist accommodation is a high quality integrated design whereas workforce accommodation has low quality, inward facing design which affects the built form outcomes in the community.

Any revised definitions for short stay tourism land uses should therefore explicitly exclude workforce accommodation from the definition/s.

If you have any questions on this submission please contact the Town's Principal Planner Chaz Roberts on _____ or _____

Yours sincerely,



David Rentz
Chief Executive Officer

28 November 2018