

UNHOSTED STRA **Frequently Asked Questions (FAQ)**

This FAQ is intended to provide general information and guidance to common questions regarding Unhosted Short-Term Rental Accommodation (STRA).

What is an Unhosted Short-Term Rental Accommodation (STRA)

“Unhosted Short-Term Rental Accommodation” refers to a type of accommodation where person(s) rent a Dwelling, or a part of a Dwelling, on a short-term commercial basis, without the presence of an on-site host or property manager.

The term “Unhosted Short-Term Rental Accommodation” is defined in Schedule 2, Part 1 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations).

Is an Unhosted STRA effectively the same use as a Holiday Home?

Yes. The *LPS Regulations Amendment (Short-Term Rental Accommodation) Regulations 2024* introduced several key changes to how Short-Term Rental Accommodation (STRA) is managed in Western Australia.

Under these changes, the term “Unhosted Short-Term Rental Accommodation” replaces the previous land uses referred to as “Holiday Home (Single House)” and “Holiday Home (Grouped/Multiple Dwelling)” as defined under the *City’s Local Planning Scheme No. 21*.

What is the relevant planning framework and how is it assessed?

In considering an application for development (planning) approval, the local government shall have due regard to the matters to be considered under cl 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Deemed Provisions) and apply the principles of orderly and proper planning.

In making a determination on the suitability of the proposed development, the assessment shall have due regard to the purpose, objectives and provisions of the following, including, but not limited:

- Planning and Development (Local Planning Schemes) Regulations 2015
- Local Planning Scheme No. 21 (Scheme)
- Local Planning Policy 4.1: Unhosted Short-Term Rental Accommodation (STRA)
- Other relevant State and Local Planning Policy(s)

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Local Planning Policy 4.1: Unhosted Short-Term Rental Accommodation

What is a Local Planning Policy?

A Local Planning Policy (often referred to as Policy or LPP) is a document which is developed and adopted by a local government to provide guidance on how planning applications are assessed and decisions made.

Local Planning Policies essentially act as guidelines, outlining specific rules, standards and expectations of a particular type of a development.

What Local Planning Policy are Unhosted STRA assessed against?

The City's Local Planning Policy 4.1: Unhosted Short-Term Rental Accommodation (STRA) applies to the development of Unhosted STRA across the whole of the City.

When was the current LPP 4.1: Unhosted STRA adopted?

Council at its meeting held on the 11 June 2025 resolved to adopt LPP 4.1: Unhosted STRA.

What were the key changes to LPP 4.1: Unhosted STRA?

The policy introduced several key changes including, but not limited to:

- **Non-preferred Areas**

Introduction of non-preferred areas where Unhosted STRA will not be supported.

- **Operational Management Plan**

An Operation Management Plan is required to be prepared for all Unhosted STRA which details the management and operations of the premises.

- **Bushfire Emergency Plan**

An Unhosted STRA within a designated Bushfire Prone Area on the Map of Bushfire Prone Areas, will require a Bushfire Emergency Plan. The Map of Bushfire Prone Areas can be viewed via the following link:

<https://www.does.wa.gov.au/hazard-information/bushfire/bushfire-prone-areas>

- **Time limited approvals**

Where development approval is granted for Unhosted STRA, an initial 12-month approval period will apply. Following the initial approval period, landowner(s) may apply to renew the approval for a further 3-years, followed by a further 5 years for subsequent renewals. As part of a development application to renew an Unhosted STRA the City will take any consideration any valid complaints received in the previous approval period.

- **Public consultation**

All applications for Unhosted STRA will be advertised to adjoining and nearby property owners.

Were the changes to LPP 4.1: Unhosted STRA advertised?

Yes. The draft LPP 4.1: Unhosted STRA was initially advertised for public consultation during the period 8 January 2025 and 29 January 2025.

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Council at its meeting held on 12 March 2025 considered the draft LPP 4.1: Unhosted STRA following consultation and resolved to make further modifications to the Policy. The draft LPP 4.1: Unhosted STRA, including the modifications, was readvertised for public consultation during the period 2 April 2025 to 30 April 2025.

How is an Unhosted STRA assessed against the Policy?

The purpose of LPP 4.1: Unhosted STRA is to provide guidance regarding the assessment of development applications for Unhosted STRA. The Policy provides two pathways for the assessment and determination of proposed Unhosted STRA being “Accepted Standard” and “Performance Criteria” -

“Accepted Standard” means a provision which, if satisfied, the Unhosted STRA is deemed compliant with respect to the matters subject of that provision. Where the application satisfies all the relevant Accepted Standard provisions it will be approved by the City.

“Performance Criteria” where a development application does not meet the “Accepted Standard” the City must be satisfied that the associated “Performance Criteria” has been met.

Would an Unhosted STRA which meets the “Accepted Standard” be approved?

Yes. An application for Unhosted STRA which satisfies all the relevant “Accepted Standard” provisions will be approved by the local government.

Would an Unhosted STRA which does not meet the “Accepted Standard” be approved?

Maybe. The Policy provide two pathways for the assessment and determination of proposed Unhosted STRA being “Accepted Standard” and “Performance Criteria”. Applications which do not meet the relevant Accepted Standard provision will be assessed against the relevant Performance Criteria.

Where the proposal meets the relevant Performance Criteria, the City may determine to approve the development.

Scheme Amendment No. 61

In addition to the changes to the Policy, Amendment No. 61 to *Local Planning Scheme No. 21* was also initiated by Council at its meeting of 11 December 2024 for the purposes of public consultation (C2412/355 refers), proposing Special Control Areas as a mechanism to prohibit Unhosted STRA within the identified non-preferred areas.

What is a Local Planning Scheme Amendment?

A Local Planning Scheme Amendment, commonly known as a Scheme Amendment, is a formal process to modify a Local Planning Scheme, which is the key document that regulates land use and development within a local government area.

Was the Scheme Amendment No. 61 Advertised?

Yes. The Minister for Planning granted the local government consent to advertise Amendment No. 61, which commenced community consultation on the 28 May 2025 and concluded on 9 July 2025.

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For further information regarding the advertised Scheme Amendment, please refer to the City's website via the following link: <https://yoursay.busselton.wa.gov.au/amp21-0061>

What are the key changes to Scheme Amendment No. 61

Amendment No. 61 is proposing Special Control Areas on the Scheme Amendment Map, where Unhosted STRA shall be considered an 'X' use, meaning that the use would not be permitted.

Will the Scheme Amendment No. 61 be considered in the assessment of Unhosted STRA?

Yes. Following the community consultation period, Council at its meeting held on the 14 August 2025 resolved to adopt the amendment and refer it to the Western Australian Planning Commission for consideration and determination in accordance with the *Planning and Development Act 2025* (C2508/226 refers).

Scheme Amendment No. 61 is considered a "seriously entertained planning instrument", meaning that the local government will give the Amendment significant weight in the assessment and determination of applications for Unhosted STRA.

General

What happens if the Unhosted STRA is approved?

Where an Unhosted STRA meets the relevant planning framework, development approval will be granted for an initial 12-month period, subject to condition(s).

The Unhosted STRA is required to comply with any condition(s) of approval, including but not limited to the endorsed Operational Management Plan and Code of Conduct. Following the initial 12-month approval period, landowner(s) may apply to renew the approval.

As part of a development application to renew an Unhosted STRA the City will take into consideration any valid complaints received in the previous approval period.

Following the initial 12-month approval period, there is potential for the Unhosted STRA to be approved for a further 3-years, followed by a further 5-years for subsequent renewals.

How do I lodge a complaint regarding an approved Unhosted STRA?

In terms of management and compliance of an Unhosted STRA, any issues or concerns should be reported to the Manager of the premises in the first instance (eg parking, noise, waste management, number of occupants exceeding approval limits etc...). Police (000) should be contacted for any concerns after hours regarding noise, parties, unsociable behaviour etc...

The City recommends that any complaints regarding Unhosted STRA also be submitted to the City using the Report it Form via the following link:

<https://www.busselton.wa.gov.au/forms/report-it/34>

Reports or complaints should include evidence (eg photos, noise logs etc...) to substantiate the concerns. You are reminded of your obligations under relevant privacy laws, and any submitted

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evidence which is in breach of the law will not be considered in determining an application to renew an Unhosted STRA. All concerns will be registered against the approval and considered at the time of renewal.

Further Assistance

If you need further help, contact Planning at (08) 9781 1731 or lodge an enquiry request online:

<https://www.busselton.wa.gov.au/council/report-an-issue-or-request-assistance>

*** Disclaimer ***

This FAQ sheet is intended for general information purposes only and should not be relied upon as a comprehensive source of guidance. For accurate and official information, please consult the relevant planning framework, Local Laws and applicable legislation. The City of Busselton accepts no liability for any errors, omissions, or reliance on the information contained herein.

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