

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 (Scheme)*.

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*
- *City of Busselton 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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Scheme Amendment No. 61

The Minister for Planning approved Amendment No. 61 to the *City of Busselton Local Planning Scheme No. 21* (Scheme) on the 4 May 2026.

In summary, Amendment No. 61 aligned the Scheme with the land use terms used in the *Planning and Development (Local Planning Schemes) Regulations 2015*, and introduced modifications related to Unhosted Short-Term Rental Accommodation (STRA).

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 – Community consultation on Amendment 61 was undertaken between 28 May 2025 and 9 July 2025 in accordance with the LPS Regulations.

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/amd21-0061>

When was the Amendment No. 61 gazetted?

Amendment No. 61 was gazetted on the 12 May 2026. This means that the amendment has been officially published in the Government Gazette. The publication signifies that the amendment has completed the necessary approval process and is now in full force and effect as of that date.

What changes did the final version of Amendment 61 make to the Scheme?

In summary, Amendment No. 61 introduced the following key changes to the Scheme:

- (i) Align Schedule 1: Interpretations of the Scheme with the land use terms used in the *Planning and Development (Local Planning Schemes) Regulations 2015*;
- (ii) Amend Table 1: Zoning Table of the Scheme to designate “Unhosted Short-Term Rental Accommodation” as an ‘X’ use in all zones; *and*
- (iii) Introduce a new Additional Use ‘A87’ which applies to land delineated in the Scheme and designates “Unhosted Short-Term Rental Accommodation” as an ‘A’ use within all areas that A87 applies.

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What is Additional Use 'A87'?

An Additional Use is a land use that is permitted in addition to the uses already permissible in that zone that applies to the land.

Amendment No. 61 introduced a new Additional Use 'A87' which applies to land delineated on the Scheme and designates "Unhosted Short-Term Rental Accommodation" as an 'A' use within all areas that A87 applies.

This means that if Additional Use 'A87' applies to your land, a development application for Unhosted STRA may be considered.

What is the easiest way to determine if I can apply for Unhosted STRA?

The areas where the Additional Use 'A87' rights apply are essentially the opposite of the "non-preferred" areas identified within LPP 4.1: Unhosted Short-Term Rental Accommodation.

Therefore, the easiest way to determine if your property is within an area where an Unhosted STRA may be considered is to refer to Appendix 1 of LPP 4.1: Unhosted STRA.

- If your property is located outside of the designated "non-preferred areas" as identified under Appendix 1 of the Policy, Additional Use 'A87' applies to your land, and an application for Unhosted STRA may be considered, where a Dwelling is permitted.
- If your property is located within a designated "non-preferred area" as identified under Appendix 1 of the Policy, under Table 1: Zoning Table of the Scheme, Unhosted STRA will be an 'X' use, meaning that the use is not permitted.

Can I apply for a Unhosted STRA if my property does not have Additional Use A87?

No. As outlined above, if A87 does not apply to your land Unhosted STRA is prohibited and an application for Unhosted STRA will not be accepted.

What if I have a current development approval within a "non-preferred" area?

Most development approvals granted prior to 29 January 2025 were not time-limited. Accordingly, provided the Unhosted STRA continues to operate in accordance with that approval and remains registered on the STRA Register, the use benefits from non-conforming land use rights under the *LPS Regulations*.

However, should the use cease for a period exceeding six (6) months, those rights may be lost. If you have any questions or wish to discuss the circumstances specific to your property, please contact the City's Planning Team.

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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.

*** Note: In accordance with Amendment No. 61 all Unhosted STRA within a designated "non-preferred area" are now an 'X' meaning that the use is not permitted.*

- **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.dfes.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.

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- **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.

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.

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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) imposed on the development 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.

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.

What is considered in the assessment to renew an Unhosted STRA?

In considering an application to renew an Unhosted STRA, the City will confirm if the development had “substantially commenced”, and have due regard to any valid complaints received and changes made to the operation of the Unhosted STRA during the previous approval period.

In addition, the assessment will consider if any condition(s) imposed on the previous development approval have been satisfied and/or any non-compliances with any previous approvals. This includes a review of bookings on the Western Australia STRA Register to confirm that the number of Occupants per booking is in accordance with condition/s imposed on the development approval, which restrict the maximum number of Occupants.

Where an Unhosted STRA has been operating in contravention of a development approval, these matters will be considered in the assessment to renew the Unhosted STRA.

What is considered “substantial commenced”?

An Unhosted STRA is considered “substantially commenced” once it has been registered on the WA STRA Register, available via the following link:

[WA Government Short-Term Rental Accommodation Register](#)

You are also advised that prior to commencement of the Unhosted STRA, any condition(s) imposed on the development approval will need to be addressed, to the satisfaction of the City.

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

The appointed property manager is to be contacted should any issues arise during occupation of the approved Unhosted Short-Term Rental Accommodation, including (but not limited to) noise complaints, the number of occupants exceeding the approved maximum, parking issues (such as occupant vehicles obstructing neighbouring driveways), and/or waste management matters.

The property manager’s contact details will be displayed on a sign with a maximum area of 0.2 m², located wholly within the subject site.

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The property manager is available to be contacted 24-hours a day and is required to respond to and address any breaches within 12 hours.

You are advised that where contact is required to be made with the property manager, the City should also be notified of the issue via the City's request system (see link below) so that any complaints may be considered as part of the renewal process:

<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 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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