

## RENEWAL OF AN UNHOSTED STRA – GENERAL Frequently Asked Questions (FAQ)

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

### **Why are Unhosted STRA time-limited approvals?**

In 2025, the City undertook a review of Local Planning Policy 4.1: Unhosted Short-Term Rental Accommodation (LPP4.1). Following community consultation on the amended policy, all development applications for Unhosted STRA determined thereafter are now subject to time-limited approvals.

It is important to note that development approvals granted before the policy changes for Unhosted STRA (formerly referred to as Holiday Homes) reached the status of a “seriously entertained” planning instrument were not subject to time-limited conditions. Prior to this point, any valid approval for an Unhosted STRA remained in effect for the life of the development.

Under the current LPP4.1, any new development approval for an Unhosted STRA is subject to an initial 12-month approval period.

*Please note: Before the adoption of the final Policy, the draft version was advertised with a 24-month approval period. As a result, applications determined during the “seriously entertained” period of the initial draft Policy were granted 24-month approvals.*

### **Why has the Unhosted STRA been re-advertised?**

In accordance with LPP4.1, all applications for Unhosted STRA are required to be advertised, including applications seeking renewal of an existing Unhosted STRA approval.

### **What are the renewal timeframes for an Unhosted STRA approval under the current policy?**

When an Unhosted STRA operator applies to renew their approval, and can demonstrate that the use can continue without causing detrimental impacts on adjoining or nearby landowners, the renewal may be granted for up to three years initially, and up to five years for subsequent renewals.

### **What is the relevant planning framework and how is a renewal assessed?**

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](#)
- [Local Planning Policy 4.1: Unhosted Short-Term Rental Accommodation](#)
- Other relevant State and Local Planning Policy(s)

As part of the assessment to renew an Unhosted STRA, the City will also take into consideration any valid complaints made during the previous approval period and any operational changes.

#### **All Communications to:**

T (08) 9781 0444  
E [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au)

Locked Bag 1 Busselton WA 6280  
[www.busselton.wa.gov.au](http://www.busselton.wa.gov.au)

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### **How long will the renewal assessment take?**

In accordance with the Policy all applications for Unhosted STRA are required to be advertised.

Pursuant to the *Planning and Development (Local Planning Schemes) Regulations 2015*, the statutory timeframe for development applications that require advertising is 90 days.

### **How can I report issues regarding the operations of an approved Unhosted STRA?**

In the first instance, any issues regarding the operations of an approved Unhosted STRA should be reported to the Manager. In accordance with the Policy, the Manager is required to be available to be contacted 24-hours a day, and must deal with breaches within 12-hours.

If the matter is not resolved by the Manager and you wish to lodge a formal complaint to the City, please submit your complaint online:

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

Please note that any unlawful or antisocial behaviour should be reported to the Police.

### **How can I report issues regarding noise associated with an approved Unhosted STRA?**

If your concern relates to noise, please complete the City's [Noise Investigation Package](#)

A noise log assists the City in assessing the situation, determining whether an offense may have occurred, and demonstrating to any offender that the City is fully aware of the issue. For amplified music, parties, or musical instruments, a minimum of two weeks (14 days) of noise records is required. Additionally, a noise history exceeding two weeks can be used to document other concerns, such as car parking and waste disposal.

### **What happens the Unhosted STRA approval is not renewed?**

If an Unhosted STRA approval is not renewed, the approval will expire.

The City will advise Department of Local Government, Industry Regulation and Safety (DLGIRS) of all expired Unhosted STRA.

### **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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