

PS17 – Holiday Houses (Unhosted Short Term Rental Accommodation) (Including Renewals) Information Sheet



October 2024

A 'Holiday House' is a dwelling, grouped dwelling, or multiple dwelling used for short-term accommodation which is also referred to as Unhosted Short Term Rental Accommodation (Unhosted STRA).

Planning approval is required for all Holiday Houses (Unhosted STRA) from the Shire, and the locations where these can and can't operate is determined by the Shires Local Planning Policy 7 – Short Stay Accommodation (LPP7).

From 1 January 2025, short term accommodation will also require registration through the State Government [Short-Term Rental Accommodation Register](https://www.wa.gov.au/organisation/departments/department-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register). Registrations are valid for 1 year and will need to be renewed every 12 months. Fees apply. For more information on the STRA register, please visit <https://www.wa.gov.au/organisation/departments/department-of-energy-mines-industry-regulation-and-safety/short-term-rental-accommodation-register>.

The Shire's Local Planning Policy 7 – Short Stay Accommodation (LPP7) only allows Holiday Houses (Unhosted STRA) within the coastal communities of the Shire, within close proximity to town and village centres and on properties that are greater than 1Ha in area. Holiday Houses (Unhosted STRA) are not considered to be appropriate within the residential districts of inland settlements which are to be intended to be maintained for permanent residential accommodation.

Do I need planning approval?

Yes. Planning approval is required for all Holiday Houses (Unhosted STRA) to anyone for payment or reward. Any application for a holiday house will be assessed under the provision of Clause 5.26 of Local Planning Scheme No.1 (LPS 1) and the Shire's LPP7.

For how long is an approval valid?

Unless the Shire determines otherwise, any approval granted will be for a limited period of one year renewable by way of further application towards the expiration of that period. If the Shire has received complaints regarding the short stay use, a further approval may not be granted.

What if I just want to use the house for holidays for my friends and family?

You don't need planning approval if you own the property to use the dwelling for holiday accommodation for you and your family. You may also allow friends to stay there provided there is no fee charged.

How do I apply for planning approval?

You will need to submit a [planning application form and complete the checklist](#).

What information must be submitted with the application for renewal?

Refer to the checklist for renewals on the Planning Application form.

Is there anything else?

As outlined above, alongside planning approval, registration is also required with the State Government.

In some cases, if your property is not on reticulated sewer (deep sewer) you will be required to provide information to demonstrate that the existing on-site wastewater management system can cope with the proposed number of guests. This information is particularly important for a proposed Holiday Houses (Unhosted STRA) on residential lots in locations such as Prevelly and Gracetown, where wastewater is managed onsite. You will also be required to demonstrate to the availability of safe drinking water on properties that is not connected to reticulated water.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.