

## Information Sheet

# STATE GOVERNMENT RELEASE OF DRAFT POSITION STATEMENT: PLANNING FOR TOURISM

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### IMPORTANT LINKS:

[Draft Position Statement: Planning for Tourism](#)

[Draft Planning for Tourism Guidelines](#)

[Survey 1 – Registration scheme for short-term rental accommodation](#)

[Survey 2 – Draft Planning for Tourism Position Statement](#)

[City of Busselton Holiday Home Information](#)

[City of Busselton Regulatory Framework Review](#)

On Monday, 6 December 2021 the State Government released a new [draft planning policy](#) (and associated [guidelines](#)), outlining proposed changes for how short-term rental accommodation will be managed throughout Western Australia.

The draft planning policy is in early consultation stage and, until the policy receives final formal approval, the proposed changes do not impact the City's Holiday Home regulatory framework [review](#).

The draft policy relates to Holiday Homes, i.e. properties that are rented out, without a permanent resident living at the site, on a short-term basis, and for commercial hire or reward (possibly through AirBnB, Stayz, other online booking platform, local management agency, or privately rented out by the owners).

The policy also relates to other short-term accommodation land uses such as a Bed and Breakfast (hosted, with a permanent resident living onsite).

### THE DRAFT POLICY PROPOSES TO ALLOW AN EXEMPTION FROM THE NEED FOR DEVELOPMENT APPROVAL FOR A HOLIDAY HOME THAT IS LET OUT FOR NO MORE THAN 60 DAYS PER CALENDAR YEAR.

- This aspect of the draft policy is more lenient than the controls that the City has in place. In the City of Busselton, development approval is required for all properties that propose a change of land use (to Holiday Home), regardless of the amount of time that the property will be let out.
- A development approval is required because this provides an ability to assess the suitability of the proposal, and think about questions such as:
  - Is the property located in an area suitable for tourists, or is the area unsuitable because of surrounding land uses; and what will the impact be on nearby properties?
  - How many guests will be staying at the property, and will there be enough bedrooms, bathrooms and car parking bays?
  - If the property is on a septic system, is this adequate to cope with the number of proposed guests?
  - Is the property exposed to bushfire risk and, if so, can this be managed safely?
- It is unclear how the exemption would be managed or enforced.

**WHILE THE DRAFT POLICY PROPOSES A '60 DAY EXEMPTION' FROM THE NEED FOR DEVELOPMENT APPROVAL, REGISTRATION OF THE PROPERTY WOULD STILL BE REQUIRED, THROUGH A STATE-WIDE REGISTRATION SCHEME.**

- This aspect of the draft policy is more lenient than the controls that the City has in place. In the City of Busselton, registration can only be granted after development approval has been granted.
- The City of Busselton's conditions of registration are based on the development approval; for example they restrict the number of guests allowed to stay at a property, and require a minimum number of car parking bays. The conditions also address management of the property.
- Very little information has been released on the state-wide registration process, and what the requirements may be for landowners, managing agencies, booking platforms or guests.

**GREATER CLARITY IS REQUIRED ON THE INTENT BEHIND THE '60 DAY EXEMPTION', AND HOW IT MAY IMPACT THE CITY'S ONGOING 'HOLIDAY HOME REGULATORY FRAMEWORK REVIEW'.**

- The proposal was not a recommendation of the 2019 Parliamentary inquiry 'Levelling the Playing Field - Managing the impact of the rapid increase of Short-Term Rentals in Western Australia'.
- The City is actively seeking to speak with relevant authorities, WALGA and other local governments.
- Once we have a greater understanding of the draft policy, the City will provide a submission on this and the proposed state-wide registration scheme.

**HOW YOU CAN BE INVOLVED**

**Consultation on the draft policy is open until 7 March 2022**, and any person, business or organisation is invited to lodge a submission:

- [Survey 1 – Registration scheme for short-term rental accommodation](#)
- [Survey 2 – Draft Planning for Tourism Position Statement](#)

The City has committed to make a submission on the proposal.

**ENQUIRIES**

Enquiries may be directed to Planning and Development Services staff on 9781 0444, via email at [city@busselton.wa.gov.au](mailto:city@busselton.wa.gov.au), or in person at the City Administration Building during office hours, Monday – Friday.

***\*\*Disclaimer\*\* - this information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.***