

Short Term Accommodation – Holiday Homes Information Sheet

Important Links

[Local Planning Scheme No. 21](#)

[Local Planning Policy 4.1 - Holiday Homes \(LPP 4.1\)](#)

[State Planning Policy \(SPP 3.7\) - Planning in Bushfire Prone Areas](#)

[DFES - Map of Bushfire Prone Areas](#)

[FPA Australia - Accredited Bushfire Practitioner](#)

Holiday Home Definitions

“Holiday Home (Multiple/Grouped Dwelling)” is defined as *“a grouped dwelling or multiple dwelling, which may also be used for short stay accommodation for hire or reward for no more than six people (but does not include a bed and breakfast, chalet, guesthouse, rural tourist accommodation or tourist accommodation).”*

“Holiday Home (Single House)” is defined as *“a single house (excluding ancillary accommodation), which may also be used for short stay accommodation for hire or reward for no more than 12 people (but does not include a bed and breakfast, chalet, guesthouse, rural tourist accommodation or tourist accommodation).”*

Approval Requirements

The lodgement of a Development Application is required for a proposed ‘Change of Use’ to a Holiday Home.

Please refer to the [Holiday Home Application Checklist](#) to ensure the submitted application is complete.

Scheme Requirements

The following criteria of **LPS21 - Clause 4.18 ‘Bed and Breakfast and Holiday Homes’** apply:

- 4.18.3 Advertising signage associated with ‘Holiday Home (Single House)’ and ‘Holiday Home (Multiple/Grouped Dwelling)’ shall have a maximum area of 0.2m².
- 4.18.4 Holiday Homes shall meet the development standards established by the Residential Design Codes of Western Australia, as modified elsewhere in this Scheme, for ‘Single House’, ‘Grouped Dwelling’ and ‘Multiple Dwelling’, as appropriate, although higher levels of car parking provision may be required for holiday homes providing accommodation for more than six people.
- 4.18.5 Notwithstanding the requirements of Table 1, a ‘Holiday Home (Single House)’ which proposes to accommodate 9 or more people will be considered under the ‘A’ symbol and will require public advertising pursuant to Clause 64 of the Deemed Provisions.

Local Planning Policy Requirements

Applications that do not meet the ‘deemed-to-comply’ provisions of [LPP 4.1 - Holiday Homes](#) are assessed against the relevant ‘performance criteria’. The deemed-to-comply criteria of LPP 4.1 are as follows -

- Site area of at least of 350m² for exclusive use of the dwelling;
- The lot has direct frontage to a public road and/or public open space;
- Connected to reticulated water, or serviced by water tank with a minimum capacity of 135,000 litres;
- Currently serviced by the City’s kerbside refuse collection (or adequate collection service organised);
- Connected to reticulated sewerage, or adequate effluent disposal system;
- The bedroom and car parking provisions are consistent with the table below:

HOLIDAY HOME (SINGLE HOUSE)			
Guests	Bedrooms & Ablutions	Minimum Car Parking Bays Required	Mandatory Advertising
1 - 2	1 bedroom 1 bathroom and 1 toilet	1	No
3	2 bedrooms 1 bathroom and 1 toilet	1	No
4	2 bedrooms 1 bathroom and 1 toilet	2	No
5 - 6	3 bedrooms 1 bathroom and 1 toilet	2	No
7 - 8	3 bedrooms 1 or 2 bathrooms and 2 toilets	3	No
9 - 10	4 bedrooms 1 or 2 bathrooms and 2 toilets	4	Yes
11 - 12	4 bedrooms 1 or 2 bathrooms and 2 toilets	5	Yes
Over 12	NOT PERMITTED		
HOLIDAY HOME (MULTIPLE/GROUPED DWELLING) (Unit or Strata Development Containing Common Property)			
1 - 2	1 bedroom 1 bathroom and 1 toilet	1	Yes
3	2 bedrooms 1 bathroom and 1 toilet	1	Yes
4	2 bedrooms 1 bathroom and 1 toilet	2	Yes
5 - 6	3 bedrooms 1 bathroom and 1 toilet	2	Yes
Over 6	NOT PERMITTED		
BEDROOM SIZE REQUIREMENTS			
Beds	5.5m ² per occupant in each bedroom utilising beds (i.e. a bedroom with a double bed to accommodate 2 guests = a minimum of 11m ²).		
Bunks	3.5m ² per occupant in each bedroom utilising bunks (i.e. a bedroom with a single bunk bed to accommodate 2 guests = a minimum of 7m ²).		

Note: For a Holiday Home (Grouped/Multiple Dwelling), written support is required from the majority of owners of properties in the complex or development within which the Holiday Home is to be located (excluding the owner of the site subject of the application, unless the applicant owns all of the properties in the complex or development).

Bushfire Requirements

If the proposed Holiday Home is located within a [Bushfire Prone Area](#), additional requirements will apply.

Any application in a bushfire prone area is required to have a Bushfire Attack Level (BAL) assessment prepared.

Applications for a Holiday Home, which is classified as a 'Vulnerable Land Use' by [State Planning Policy 3.7 - Planning in Bushfire Prone Areas](#), with a nominated BAL rating of BAL-12.5 or above will require a Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEEP) prepared by a suitably qualified Level 3 [Accredited Bushfire Practitioner](#) to be submitted with the application.

Other Requirements

Building

Rooms to be used as bedrooms in association with the Holiday Home must have approval to be used as a habitable room under the National Construction Code - Building Code of Australia.

Please contact Building Services directly on (08) 9781 1732 for specific building requirements.

Environmental Health

If your property is connected to an on-site effluent disposal system, you may be required to upgrade the system to ensure that it has adequate capacity.

Please contact the City's Environmental Health team on (08) 9781 0455 for specific health requirements.

Holiday Home Registration

The State Government of Western Australia has introduced initiatives to improve the consistency of regulation around the Short-Term Rental Accommodation (STRA) sector, including changes to the State planning framework STRA definitions and a legislated State registration system. The State STRA register will open on 1 July 2024, and from 1 January 2025 it will be a mandatory requirement for all STRA accommodation to register with the State to continue operating.

For the transition period between 1 July 2024 and 1 January 2025, the City of Busselton registration system will still apply.

Should you require any further information regarding your Holiday Home Registration please contact the City of Busselton Environmental Health administration team on (08) 9781 0455.

Enquiries

Contact Planning staff by phone (08) 9781 1731, email 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.