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## Development Approval - INFORMATION SHEET

### Short-Term Rental Accommodation (STRA) & Tourist and Visitor Accommodation

#### Enquires and lodgement

A development application is generally required for Unhosted Short-Term Rental Accommodation (i.e Holiday Homes/ Accommodation).

**Hosted short-term rental accommodation is now exempt** from development approval from the local government (i.e B&B, or owner/manager lives on-site), however still requires to be on the STRA State [Register](#).

Before lodging your application:

- It is recommended you seek preliminary advice from the Planning team at the City of Albany;
- Prepare a Management Plan and documentation required on checklist.

Enquires: Development Services 6820 3000 or email: [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au)

Lodge: Online (preferred) [www.albany.wa.gov.au](http://www.albany.wa.gov.au) or via email: [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au)  
In person by visiting the City of Albany 102 North Road, Albany

Once your application is deemed complete, we will contact the applicant to collect credit card details by phone. *If the application is missing information, we will contact the applicant to explain what's needed or request modifications.*

#### Considerations prior to applying

Before applying/commencing STRA or Tourist and Visitor Accommodation, consider the following:

- If the habitable floor area of the dwelling is over 300m<sup>2</sup> (includes alfresco, doesn't include garages) consultation with the building department is required.
- Property zone – Local Planning Scheme [web map](#),
- Which land use applies (i.e Unhosted, Hosted or Tourist and Visitor Accommodation),
- Any relevant local planning policies,
- Is the site within a bushfire prone area? Check this [map](#) (additional information may be required),
- Is there sufficient car parking on-site? and;
- STRA needs to be registered on the [State Register](#).

All of the provisions of the relevant development application checklist and information sheet may be applicable.

#### Definitions and explanatory notes

The definitions below cover the previously common known land uses Bed & Breakfast, Holiday Accommodation, Holiday House, Motel, Serviced Apartment and Tourist Development.

#### **Hosted Short-Term Rental Accommodation**

Refers to *any* of the following;

- a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement.

- b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement.
- c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.

#### **Unhosted short-term rental accommodation**

Refers to short-term rental accommodation that;

- a) is not hosted short-term rental accommodation; and
- b) accommodates a maximum of 12 people per night.

#### **Short-term rental accommodation**

Refers to a dwelling provided on a commercial basis for occupation under a short-term rental arrangement; but *does not include* a dwelling that is, or is part of, any of the following:

- i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1).
- ii) a caravan park.
- iii) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1).
- iv) a park home park.
- v) a retirement village as defined in the Retirement Villages Act 1992 section 3(1).
- vi) workforce accommodation.

#### **Tourist and Visitor Accommodation**

Tourist and visitor accommodation is generally four or more dwellings that are classified as *Group Dwellings*, as this size of development requires a building classification change under the Building Code of Australia (BCA). However, the accommodation is assessed on a case-by-case basis.

- a) Tourist and visitor accommodation means a building, or a group of buildings forming a complex, that;
  - i) is wholly managed by a single person or body; and
  - ii) is used to provide accommodation for guests on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of three (3) months in any 12-month period; and
  - iii) may include on-site services and facilities for use by guests; and
  - iv) in the case of a single building — contains more than one (1) separate accommodation unit or is capable of accommodating more than 12 people per night.

and

- b) includes a building, or complex of buildings, meeting the criteria in paragraph a) above that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- c) does not include any of the following;
  - i) an aged care facility as defined in the *Land Tax Assessment Act 2002* Section 38A(1);
  - ii) a caravan park; or
  - iii) hosted short-term rental accommodation.

Please see the City's [planning page](http://www.albany.wa.gov.au) www.albany.wa.gov.au for further information.