



Short-Term Rental Accommodation (STRA)

IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Department of Energy, Mines, Industry Regulation and Safety - STRA Register](#)

WHAT IS SHORT-TERM RENTAL ACCOMMODATION

Short-term rental accommodation means a dwelling or part of a dwelling, provided on a commercial basis, for occupation under a short-term rental arrangement. This does not include dwellings that are part of aged care facilities, caravan parks, lodging houses, hotels or workforce accommodation.

WHAT IS THE STRA REGISTER?

The online STRA Register will collect information on the short-term rental accommodation sector to help the State and local governments to obtain a better understanding of the STRA sector in Western Australia. This will lead to more informed policy and regulatory responses, provide the community with information about any STRA that exists in their area and ensure providers are aware of local laws and planning controls.

Key aspects of the register:

- You will record details about the property related to its use as a STRA. e.g. maximum number of guests, accommodation type.
- You will be asked questions about RCD's and smoke alarms installed, pool and spa pool fencing (if applicable) and food service arrangements (if applicable).

What you enter into the register will not prevent registration unless:

- the premises does not have any required Local Government planning approval
- the premises is part of a strata scheme that has a by-law prohibiting STRA
- You are a tenant offering STRA in the premises and your residential tenancy agreement prohibits STRA

All booking platforms or advertising publications must conspicuously display a valid registration number. A STRA premises cannot be lawfully advertised or take bookings unless they are registered.

HOSTED STRA

Hosted short-term rental accommodation means short-term accommodation where the owner or occupier resides on the same property of the short-term rental. For example, where an ancillary dwelling is being offered as STRA and the property owner resides in the main dwelling on the same property.

Hosted short-term accommodation can go ahead and begin operating once it has been registered on the STRA Register.

Development Approval is not required.

Registration became mandatory from January 1st, 2025.

The initial registration fee is \$250 and renewal every 12 months is \$100. Registration fees are the same for hosted and un-hosted STRA.

UN-HOSTED STRA

Un-hosted short-term accommodation relates to a short-term accommodation where there is no owner or occupier on site. For example, where a single house on a property is used wholly for STRA and the property owner resides elsewhere.

Un-hosted short-term accommodation requires development approval from the shire prior to registering on the STRA Register. This can be done through a Development Application which is available [here](#) or on the Shire of Nannup website under planning. You will need to outline your STRA plan such as rooms available, max guests and management arrangements. A checklist can be found inside the application form.



Ancillary Dwellings

IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Department of Planning, Lands and Heritage - Residential Design Codes](#)

WHAT IS AN ANCILLARY DWELLING (GRANNY FLAT)?

An ancillary dwelling is commonly known as a granny flat and is a self contained dwelling on the same site as an existing home. It may be attached to, integrated with, or detached from that home. In some instances a tiny home can be considered an ancillary dwelling. For more information go to the Shires website under Building for the [Tiny Homes - General Information sheet](#).

WHAT CONTROLS CURRENTLY APPLY TO ANCILLARY DWELLINGS?

If your property is zoned Residential in the Local Planning Scheme No. 4, under the R-Codes Volume 1 (2021), ancillary dwellings may be exempt from planning approval where they have a maximum internal floor area of 70sqm and are associated with a single house on a lot with a minimum area of 350sqm, in addition to other deemed-to-comply requirements.

WHAT DOES EXEMPT FROM PLANNING APPROVAL MEAN?

An ancillary dwelling does not need planning approval if it meets all the relevant deemed-to-comply requirements including not exceeding 70sqm and meeting the setback requirements within the Local Planning Scheme No. 4 for your area.

In most cases, an ancillary dwelling will not be required to provide a parking bay, except for ancillary dwellings in some densities and proposed locations where a car is more likely to be needed due to distance from public transport.

WHO CAN LIVE IN AN ANCILLARY DWELLING?

Anyone can live in an ancillary dwelling, from a relative, friend or someone unknown to you who you or a real estate agent enters into a rental agreement with.

IMPORTANT

You are still required to obtain a Building Permit from your local government and comply with the National Construction Code. This information can be found on the Shire of Nannup website under Building.

MORE INFO

For more information about the Residential Design Codes, visit:

<https://www.wa.gov.au/government/document-collections/residential-design-codes>

If you have an ancillary dwelling on your property & are interested in using it as short-term rental accommodation, please refer to the Shire's [STRA info sheet](#) on the Shire website under Planning.

If you are unsure if you will require planning approval for your property you can visit the Shires interactive property map [here](#) or via the Shire website under Planning.

Alternatively you can call the Shire office on (08) 9756 1018.



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Guide to Camping on Private Property

IMPORTANT LINKS

[Local Planning Scheme No. 4](#)

[Caravan Parks and Camping Grounds Regulations 1997](#)

Under the Caravan Parks and Camping Grounds Regulations 1997, the Shire can consider applications to occupy a caravan, including tiny homes on wheels, or camp on private land.

The construction of a building or permanent structure on the land is generally subject to planning or building approval and cannot be approved under these regulations.

REASONS FOR USE

Caravans and tiny homes on wheels (THOWS) are used by many people in WA for a variety of reasons including:

- temporary housing following a natural disaster
- for seasonal worker housing
- staying in a caravan or THOW while building or renovating a permanent home
- to support someone ageing-in-place
- for holiday-makers
- other personal circumstances

It is important that caravans and tiny homes on wheels are used in a safe and healthy manner. That's why WA legislation generally restricts the use of caravans to licensed caravan parks, where a certain level of services and utilities must be supplied.

TEMPORARY HOUSING FOR HOLIDAY-MAKERS

Generally, a person may camp on property other than at a caravan park or camping ground for -

- up to 5 nights in any period of 28 consecutive days with the approval of the property owner, or
- more than 5 nights and up to 24 months with the approval of both the property owner and the local government.

With the approval of both the property owner and the local government, the approved period can be extended for a further 24 months.

CAN I CHARGE FOR ALLOWING A PERSON TO CAMP ON MY PROPERTY?

If you take payment for allowing a person or persons to camp on your property, you must gain development approval and a camping licence if they are staying for 48 hours or more. The 5 night period noted above does not apply if you are taking payment.

Under the Planning and Development (Local Planning Schemes) Regulations 2015, if you take payment for allowing a person or persons to camp on your property for more than 48 hours, you are changing the legal use of the land. If you change the use of the land then the full licensing requirements of the Caravan Parks and Camping Grounds Regulations 1997 will also apply.

I LIVE IN TOWN & WANT TO OFFER PAID CAMPING DURING MAJOR EVENTS. CAN I APPLY FOR DEVELOPMENT APPROVAL?

At present, the Shire can only consider applications for development approval for properties that are zoned Commercial, Priority Agriculture, Rural or Tourism. Unfortunately most properties within the Nannup townsite, and in our Rural Residential areas, are not currently able to be considered for approval due to their zoning.

The Shire is however investigating the possibility of changing the Local Planning Scheme No. 4 to make it possible for camping to be considered in more zones during major events. Keep an eye on our website for updates.

QR CODES FOR USEFUL PLANNING INFORMATION



Shire of Nannup
Local Planning Scheme



Shire of Nannup
Interactive Property Map



Shire of Nannup
Small Business Portal



Department of Energy, Mines,
Industry, Regulation and Safety -
Short-Term Rental Accommodation
Register



Department of Planning, Lands
and Heritage - Residential
Design Codes



Caravan Parks and Camping
Grounds Regulations 1997

