

## Dwellingup Short-Term Rental Accommodation Frequently Asked Questions

### 1. What is unhosted Short-Term Rental Accommodation (STRA)?

Unhosted STRA refers to short-term accommodation where the entire dwelling is rented to visitors and the owner or host does not live on-site. This includes accommodation commonly listed on platforms such as Airbnb or Stayz.

### 2. Why is Council preparing a local planning policy for STRA?

Council is preparing a local planning policy to guide how new unhosted STRA applications are assessed by the Shire. The policy is intended to ensure planning decisions are consistent, transparent and reflect local circumstances.

### 3. Why is Dwellingup being looked at separately from the rest of the Shire?

While the policy will apply across the Shire, Dwellingup has unique characteristics that warrant closer consideration. It is a small town with a limited housing supply, a declining permanent population and growing tourism demand. These factors mean decisions about STRA can have a greater impact in Dwellingup than in other parts of the Shire.

### 4. Is Council proposing to ban STRA in Dwellingup?

No decisions have been made. This survey is being undertaken to understand community views and to inform the preparation of a draft policy. Any draft policy would be advertised separately for formal public comment before Council makes a decision.

### 5. Will existing STRA be affected?

No. Existing, lawfully operating and registered STRA are not affected by the new local planning policy. The policy would only apply to the assessment of new unhosted STRA proposals.

### 6. Why is housing availability a key issue in this survey?

Dwellingup has a small and declining permanent population and limited housing supply. The Shire is seeking to understand whether the growth of unhosted STRA is contributing to reduced availability of permanent housing for residents, workers and families, and how this should be considered in planning decisions.

**7. How does tourism fit into this discussion?**

Tourism plays an important role in Dwellingup's economy and community. The purpose of this survey is not to discourage tourism, but to explore how visitor accommodation can be balanced with the need to maintain a stable, permanent residential population that supports local services, businesses and community life.

**8. Can a planning policy control where STRA are located?**

Yes. A local planning policy can guide where STRA may or may not be supported, for example by considering proximity to schools or residential areas. Any such approach would need to be evidence based and reasonable.

**9. Does this survey replace formal public consultation?**

No. This survey is an early, informal consultation to help shape a draft policy. If Council prepares a draft local planning policy, it will be formally advertised for public comment in accordance with planning regulations before any decision is made.

**10. How will my feedback be used?**

Survey responses will be analysed and summarised in a report to Council. Community feedback will help inform whether additional planning controls are needed in Dwellingup and what form they might take.

**11. When will a decision be made?**

There is no set decision date. Any draft policy will be considered by Council only after community feedback has been reviewed and formal public advertising has occurred.

**12. How can I provide feedback?**

You can provide feedback by completing the online survey before the closing date.