

SHORT TERM RENTAL ACCOMODATION (STRA)

Planning Information Sheet

WHAT IS A STRA?

STRA means a dwelling provided on a commercial basis (such as an AirBnB) for occupation by the same person, or persons for no more than three months in a 12 month period.

Examples of STRA can be seen below:

- Granny flats (ancillary Dwellings)
- Townhouses, units, dwellings
- Bed and breakfasts
- Individually managed premises

STRA does not include:

- Caravan parks and residential parks.
- Hotels (including apartment hotels) and motels
- Premises used exclusively for workforce and student accommodation
- Premises used exclusively for crisis accommodation

STRA can be divided into two categories:

- Hosted – where the owner/occupier of the dwelling stays in the dwelling at the same time as the guests
- Unhosted – where the owner/occupier of the dwelling does not stay in the dwelling at the same time as the guests

DO I NEED PLANNING APPROVAL?

Hosted STRAs are exempt from the requirement to obtain planning approval.

Unhosted STRAs are exempt from the requirement to obtain planning approval if they are used for no more than 90 nights within a 12 month period. After 90 nights, a planning approval is required.

PLANNING REQUIREMENTS FOR STRA

The following requirements will apply to planning applications for STRA in accordance with the City's [Local Planning Policy 1.15](#)

- All approvals will be for a 12-month period, after which renewal, via an application to amend Development Approval will be required. In considering a renewal, due regard will be given to the history of the STRA operation. Where the City is satisfied that the STRA has been appropriately managed, subsequent approvals may be granted for a longer period up to three years.
- Proposals for Un-hosted STRA in bushfire prone areas are to provide an Emergency Evacuation Plan and communicate this to accommodation guests.
- STRA will generally not be approved in the following locations:
 - Battleaxe lots and lots/dwellings without street frontage, except for the front lot of a grouped dwelling development (including where access is provided via common property), due to the potential to impact residential amenity through noise, activity, traffic and overflow parking.
 - Properties located within a 400m radius from primary and secondary schools, to protect the availability of permanent housing for families with children within the walkable catchment, and to support safe pedestrian environments that encourage walking and cycling.
- Applications for STRA must be accompanied by a management plan
- The following are preferred operational characteristics to protect residential amenity and character from the potential impacts of STRA:
 - The property is to be rented as a single booking only, for up to three bedrooms.
 - The property has a maximum occupancy of no more than two persons per bedroom. Persons under 16 years of age are exempt from this restriction. Rooms not designed as bedrooms (e.g. lounge/dining/ living/theatre rooms) will not be supported for use as bedrooms for the purpose of calculating maximum occupancy.
 - The property shall display one sign per dwelling, not exceeding 0.5m² in area. Signage must include the STRA registration number and contact details of the owner or manager. Where multiple STRA operate on a site, signage should be consolidated where practicable.
 - Where a proposal does not comply with the preferred operational characteristics, it must demonstrate that it maintains the amenity and established character of residential areas by ensuring the location, scale, design, and operation of un-hosted short-term rental accommodation are appropriate to the setting.



WHAT DETAILS DO I NEED FOR A MANAGEMENT PLAN

The following details must be addressed in the submitted management plan. Compliance with the plan will be a condition of the approval:

- Control of Noise and other disturbances;
- Complaints management procedures;
- Security of guests, visitors, and neighbours;
- Control of anti-social behaviour and potential conflict between tourists/guests/visitors and permanent residents of the area;
- Car parking for guests and visitors;
- Number of bedrooms and beds;
- Contact details of Owner and Keeper/Manager;
- Waste Management

STRA REGISTER

In addition to the City's planning requirements, all operators of STRAs are required by law to register with the State Government (this requirement stands regardless of whether planning approval is required or not).

It is now mandatory for all STRA to be registered with the STRA Register, before the premises can be advertised, or bookings taken for the premises. If you don't register your STRA, you will not be able to advertise or take bookings for the premises. If you are found to be operating STRA without registration you, as the accommodation provider, will be liable for significant penalties.

For further information on the new STRA reforms and any further questions visit WA Government [Short-Term Rental Accommodation Register](#) webpage.

The City does not manage the STRA register. For further information please contact the Department of Local Government, Industry Regulation and Safety (DLGIRS)