

Short Term Rental Accommodation

20 November 2023

Planning and Community Consultation Committee



Context

June 2015: Council Adopted a 'Responsive Action' approach to Holiday Homes after request to consider a Local Law and Planning Scheme amendments to regulate.

Responsive Action Outcomes:

- Recording known Holiday Homes;
- Prioritising complaints regarding noise, parking and refuse for known Holiday Homes; and
- Communications and Publications preparations.

In short, no further approvals required beyond those required for the construction of the house were considered necessary or to mitigate operational issues



Context

December 2018: Council reiterated its 'Responsive Action' approach

- Extensive research on approaches in WA, Interstate undertaken
- 131 homes identified since register established
- 5 complaints registered in three years

Conclusions:

- Bi-annual updates to known holiday homes
- Further re-education campaign
(noise, smoke alarms, pools, emergency management, complaint handling procedure, communications)
- Use this information as a submission to Parliamentary Inquiry



Current Status

- Local Planning Scheme 12 (gazetted April 2022)

‘Bed and Breakfast’ (commonly now called ‘hosted accommodation’) and
‘Holiday House’ (single house)’

Permitted in Residential zones (exempt from need for approval)

- Holiday Homes Register thoroughly reviewed and updated in November 2022.
- 2023: 3 recorded complaints
(1 Noise Disturbance, 1 Boat Parking, 1 Light Overspill).



State Announcements: November 2023

- STRA Register to be established
- Hosted STRA to be exempt from planning approval state-wide
- Metropolitan Region
 - Planning Approval requirements to be introduced for un-hosted STRA
 - Up to 90 nights in a 12-month period – no approval
 - Over 90 nights – planning approval required
- Regional (including Peel)
 - Local government will determine if planning approval is required.
- Incentive scheme for existing operators to covert STRA to long term rentals



Impact on City

- State Register will replace need for City's register to be maintained;
- Exemptions from planning approval can be retained; (officer recommendation to do so);
- Potential need to update land use definitions in planning scheme (in association with other regulation updates being progressed)
- Collated information available from: www.wa.gov.au/STRA-initiatives

