

Local Planning Policy 2.2

Short Term Rental Accommodation

VERSION 5

September 2025

town planning services

Draft for Consultation

Version	Adoption	Comment
1	12 May 2009 Council Item SC068	Final – No objections received during advertising.
2	13 April 2010 Council Item SC157	Final – No objections received during advertising.
3	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
4	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.
5	TBC	Changes in response to updates to state government policy provisions.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as *Local Planning Policy 2.2 Short Term Rental Accommodation*.

2.0 INTRODUCTION

Western Australians have a tradition of holidaying in regional areas, particularly coastal towns, often renting private dwellings on a short-term basis. This has had several economic and social benefits for the City, including:

- Increased occupancy, particularly at weekends;
- Increased income to local businesses;
- Additional development supporting local industries;
- Diversification of the social characteristics of the town; and
- Increased employment.

Holiday accommodation also presents potential issues to be managed by the City, including:

- Adverse impacts within residential areas caused by overcrowding of houses and inappropriate activities of guests; and
- Inadequate facilities and parking for guests.

In response to these issues, the State Government has introduced several measures to manage Unhosted Short Term Rental Accommodation (STRA), including changes to the planning framework. The *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024* (*the Regulations*) sets out contemporary requirements for holiday accommodation and related development approvals in Western Australia. These changes are reflected in the provisions of this policy.

3.0 POLICY SCOPE

5.1 This policy applies to Unhosted STRA only, which is defined in the Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024, as:

3.1.1 unhosted short-term rental accommodation means short-term rental accommodation that -

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

4.0 OBJECTIVES

- To provide guidance and development provisions for operators seeking to establish Unhosted STRA.
- To ensure the location and scale of Unhosted STRA are compatible with the surrounding area.

- c) To maintain a high standard of amenity for the surrounding neighbourhood through required management controls.
- d) To ensure properties used for short-term rental accommodation use do not have an undue impact on the residential amenity of the area by way of noise, traffic, or parking.
- e) To ensure tourist development in rural areas does not have a detrimental impact on the environmental attributes, landscape values, visual and rural character and amenity of the area.
- f) To optimise the agricultural and tourism potential of rural areas without a negative impact on the natural value of those areas.
- g) To establish a clear framework for the identification, assessment and determination of applications for Unhosted STRA.

5.0 DEVELOPMENT REQUIREMENTS

5.1 General

- 5.1.1 Matters to be considered in assessing development applications for Unhosted STRA include:
 - a) effective on-going management;
 - b) appropriate location and compatibility with adjoining/nearby uses; and
 - c) access and car parking.
- 5.1.2 The first development approval for STRA on a site shall be limited to a maximum period of 24 months. Any subsequent approval may be time limited if considered necessary to address management issues that have resulted in detrimental impacts on the surrounding area.
- 5.1.3 In the Residential Zone, Unhosted STRA should have a maximum occupancy of 6 guests unless otherwise approved by the City.
- 5.1.4 Applications for Unhosted STRA within the Residential Zone with occupancies greater than 6 guests must demonstrate that the use will not have a detrimental impact on the amenity of the surrounding area, including in relation to noise and traffic generation.

5.2 Location

- 5.2.1 As a guide, Unhosted STRA is more appropriate in the Regional Centre, Mixed Use or Tourism zones which are areas of high tourism amenity or within close proximity to key tourism attractions such as the beach, town centre or rural areas.
- 5.2.2 Other areas, within 400m (typically a 5 minute walk) of an activity centre may be considered where they are located in an area with an interconnected network of streets which facilitates safe active transport. This should involve an established dual use/foot path system and cul-de-sac locations are not preferred.

5.2.3 Where Unhosted STRA is not located within the areas noted in 5.2.1 and 5.2.2 above, proponents should demonstrate the characteristics which makes the site an attractive place to stay, the key tourism attractors, other attractors such as shopping facilities and the available transport options including footpaths, cycle paths and public transport.

5.2.4 There is a general presumption against Unhosted STRA in residential suburban locations particularly where 'large' Unhosted STRA (catering for between 7 to 12 guests) is proposed.

5.2.5 It is the responsibility of the landowner to manage the property to ensure that visitors are responsible and do not create inappropriate impacts (including noise) **on** adjoining/nearby properties. Development applications for Unhosted STRA should include a Management Plan that addresses matters including but not limited to:

- maintaining the amenity of adjoining/nearby area by managing noise and the anti-social behaviour by visitors.
- the handling of complaints from neighbouring properties.
- how waste is to be appropriately managed in instances when normal kerbside bin collection is insufficient or if located outside of the waste collection area.
- outlining how the premises will be managed on a day-to-day basis (including how keys are available for late entry and providing on-site assistance).
- relevant site-specific matters including fire management, emergency response plans for visitors and managing risks for visitors.

5.3 STRA within the Rural Zone

STRA within the Rural Zone should:

- Economically assist, promote, and form part of the productive agricultural enterprise (or rural use) to avoid potential land use incompatibilities;
- Focus on giving visitors the opportunity to personally and directly experience nature;
- Provide opportunities that lead to greater understanding, appreciation and enjoyment of the natural environment;
- Incorporate best practice for environmentally sustainable tourism;
- Contribute directly to the conservation of natural areas;
- Be appropriately screened from view especially from neighbours, public vantage points such as roads, public reserves and the like by existing vegetation or by effective new landscaping using species indigenous to the area; and
- Be sited, landscaped and constructed to mitigate the effects of agricultural activity on the residents and patrons of the low impact tourist development.

5.4 Access and Car Parking

- 5.4.1 All car parking is to be contained on-site and no verge area should be used for car parking.
- 5.4.2 Car parking is provided on site in accordance with the requirements listed in Table 2:

Table 2 – Car parking requirements	
No. of guests	Parking Bays required
Up to 6	2
7-12	4

- 5.4.3 Tandem parking will only be permitted for a maximum of one vehicle behind another vehicle.
- 5.4.4 All vehicle access (including crossovers) and car parking areas are to be constructed to the satisfaction of the City.
- 5.4.5 Where Unhosted STRA is proposed in an urban area and abuts unsealed roads, all vehicle access (including crossovers) and car parking areas are to be constructed and may need to be upgraded, to the satisfaction of the City.
- 5.5 Further Information (These are not planning matters and are provided for information purposes only)
 - 5.5.1 Under the Short-Term Rental Accommodation Act 2024, all providers of short-term rental accommodation within Western Australia (both hosted and unhosted), are required to register their property. Further information can be obtained from the Department of Energy, Mines, Industry Regulation and Safety.
 - 5.5.2 If breakfasts or other meals are proposed to be prepared for your guests, food preparation areas may need to be upgraded in accordance with the applicable health standards. Contact the City's Environmental Health team for further information on environmental health requirements.
 - 5.5.3 All short-term rental accommodation providers must ensure that residual current devices (RCDs) are installed in accordance with the Electricity Regulations 1947 to protect all power points and lighting circuits.
 - 5.5.4 Owners must install and maintain smoke alarms in dwellings that are used or made available for short-term rental accommodation.
 - 5.5.5 Owners of short-term rental accommodation properties on which there is a swimming pool or spa must ensure they always have a compliant safety barrier in place.

6.0 ACCOMPANYING MATERIAL

A development application to use an existing building for Unhosted STRA is to include the following as a minimum:

- An overall site plan, showing the lot boundaries, the location of the proposed STRA, and the location of all other structures and vehicle access and parking areas on the site.
- Floor plans clearly identifying the number of bedrooms.
- Unhosted STRA Management Plan identifying how access to and use of the property by guests will be managed to mitigate any potential detrimental impacts on the amenity of the surrounding area.

7.0 CONSULTATION REQUIREMENTS

Consultation with the adjoining landowners may be undertaken, at the City's discretion.

8.0 DEFINITIONS

Refer to the City's Local Planning Scheme No. 1 or the *Planning and Development (Local Planning Schemes) Amendment (Short-Term Rental Accommodation) Regulations 2024*.