

LOCAL PLANNING POLICY: SHORT TERM ACCOMMODATION

Legislation / local law requirements	This Policy has been prepared under the provisions of Schedule 2, Part 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
Relevant delegations	16.1.1 Determination of various applications for development approval under the City's Local Planning Scheme
Related policies, procedures and supporting documentation	<ul style="list-style-type: none">• <i>Planning and Development Act 2005</i>• <i>Short-Term Rental Accommodation Act 2024</i>• Short Term Rental Accommodation Register Registration Guide• Short Term Rental Accommodation Proforma• <i>City of Vincent Health Local Law 2004</i>• Local Planning Policy: Built Form

PART 1 – PRELIMINARY

INTRODUCTION

The City of Vincent is situated within proximity to the Perth Central Business District, public transport networks, tourist attractions and education facilities. Because of this it is well situated for the provision of appropriately located and managed short-term rental accommodation.

The City encourages and supports a diversity in accommodation types to facilitate tourism, and accessibility to education and health services.

The City recognises the importance of appropriately locating and managing of short-term rental accommodation and similar land uses to ensure compatibility with surrounding activities and to minimise adverse impacts on the amenity of adjoining and surrounding areas including residential and noise sensitive uses. The context and nature of each short-term rental accommodation is unique, and this Policy provides for the use to be considered on a case-by-case basis and on its own merits.

PURPOSE

To provide clear direction for the appropriate management and location of 'unhosted short-term rental accommodation', 'tourist and visitor accommodation', 'hotel' and 'residential building' land uses within the City, and establish the responsibilities and obligations of operators.

OBJECTIVE

The objectives of this Policy are to provide short-term rental accommodation uses in the City that:

1. Ensure that the Residential zone continues to fulfil its primary purpose of providing long-term housing opportunities.
2. Contribute to a range of tourism accommodation that are appropriately located in proximity to areas of established cultural and hospitality attractions that are supported by direct transport links to the Perth CBD.

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3. Are located adjacent to, and complement, other non-residential land uses to minimise adverse impacts from encroachment into areas that are predominantly residential in nature or contain other noise-sensitive uses.
4. Are designed and operated in a manner that is compatible with the character and setting of the locality and responds to heritage and social values.
5. Are located adjacent to other noise-generating activities, and are managed, designed and operated in a manner that minimises noise and other off-site amenity impacts to surrounding residents.
6. Are located within a walkable catchment of transport nodes and high commercial activity areas, or suitable parking is provided on-site without compromising the local amenity and street parking availability.

SCOPE

This Policy applies to 'unhosted short-term rental accommodation', 'tourist and visitor accommodation', 'hotel' and 'residential building'.

The following uses do not require development approval pursuant of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations), and are not subject to this Policy:

- 'Hosted short-term rental accommodation'; or
- 'Unhosted short-term rental accommodation' that operates for less than 90 nights in a relevant 12-month period.

Note: All providers of 'unhosted short-term rental accommodation' and 'hosted short-term rental accommodation' are required to register to the short-term rental accommodation register that is provided by the Department of Local Government, Industry, Regulation and Safety.

PART 2 – POLICY PROVISIONS

DEVELOPMENT APPROVAL STANDARDS

Where a development application does not satisfy the Standards of this Policy, it is to be assessed against Clause 67 of the Regulations, and the objectives of Local Planning Scheme No. 2 and of this Policy.

1. General Standards

Unless otherwise stated the following provisions apply to all land uses subject to this Policy. Additional standards specific to each land use are provided further in this Policy.

1.1 Location Criteria

1.1.1 Should be located within the following zones:

- Local Centre; or
- District Centre / Regional Centre; or
- Commercial; or
- Centre.

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1.1.2 Where proposed within the Residential or Mixed Use zone, should:

- Be within 100 metres walkable distance of recognised tourist destinations (such as cultural precincts, major recreational attractions, or activity centres) and a transit stop on a **high-frequency public transport route**; and
- Meet the land use-specific location criteria provided in 2.1 (unhosted short-term rental accommodation), 3.1 (tourist and visitor accommodation), 4.1 (residential building) and 5.1 (Hotel).

1.1.3 **Useable outdoor spaces** are located and designed to minimise amenity impacts to habitable rooms and **useable outdoor spaces** of adjoining residential properties.

1.2 Parking and Access

1.2.1 Car parking should not be located within communal and/or visitor parking bays in **grouped or multiple dwellings**.

1.2.2 A Parking Management Plan should be provided that details the following:

- (a) The location of **guest** parking bays on site.
- (b) The location of and appropriate provision of on-site **visitor** parking bays based on expected demand.
- (c) How on-site parking will be managed to minimise impacts to adjoining properties.
- (d) The appropriateness of any shortfall to **guest** parking, such as proximity to transport routes and how **guests** can travel without a vehicle.
- (e) Any other information considered relevant by the applicant or the City.

1.3 Code of Conduct

1.3.1 A Code of Conduct should be submitted and be provided to **guests** and displayed in a prominent area at the premises, detailing the following:

- (a) Contact details of manager/owner.
- (b) The maximum number of **guests**.
- (c) The maximum number of **visitors** and allowable visiting times.
- (d) On-site parking availability and restrictions (**guests** and **visitors**) and vehicular access.
- (e) Requirements around noise (such as quiet hours) and antisocial behaviour.
- (f) House rules.
- (g) Complaint parameters as to when guest eviction will occur.
- (h) Any applicable rules where pets are allowed.

1.4 Complaints Management Procedure

1.4.1 A Complaints Management Procedure should be submitted and made available to the City upon request, and detail the following:

- (a) Nature of the complaint.
- (b) Date and time of the complaint.
- (c) The complaint itself.
- (d) How the complaint was addressed.
- (e) How long it took to address the complaint.

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1.5 Pet Management

1.5.1 Pets should not be left unattended at the property.

2. **Unhosted Short-Term Rental Accommodation**

2.1 Location Criteria

2.1.1 Should be located adjacent to, or have a direct interface with, other non-residential uses that are not sensitive to noise, and in areas where ambient noise/activity already exists.

2.2 Bookings and Visitors

2.2.1 There should be no more than four **visitors** at any one time between 7am and 10pm, with no **visitors** permitted outside of these hours.

2.2.2 Bookings that fall over a weekend should have a minimum stay of three nights. Bookings that do not fall over a weekend should have a minimum stay of two nights.

2.3 Guests

2.3.1 There should be no more than two **guests** (excluding persons below the age of 18 years old) for each bedroom, to a maximum of 12 **guests** per dwelling.

2.4 Parking

2.4.1 Parking should be provided on site based on the number of **guests** in accordance with the following:

Maximum number of guests	Minimum number of car parking bays required
1-3	1
4-6	2
7-8	3
9-10	4
11-12	5

2.5 Operations Management

2.5.1 A development application should include an Operations Management Plan that details the following:

- Control of noise and other disturbances, noting that noise is not to exceed the requirements of the *Environmental Protections (Noise) Regulations 1997*.
- Screening and assessment procedures for all prospective **guests**.
- The premises are secure and how **guests** are made aware of emergency numbers and protocols.
- How the privacy of nearby residents will be protected.
- How waste will be managed by **guests** and/or property managers/owners.
- The check-in and check-out procedure.

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- (g) How neighbouring properties will be provided with the contact details of the manager or owner.
- (h) Whether or not pets will be permitted at the property, and if so, how they will be managed.
- (i) The location of any signage.

2.6 Identification

- 2.6.1 An A4 sized sign identifying the property as a short-term rental accommodation and detailing the contact number of the manager or owner should be provided on site and made visible from the street at the front of the dwelling. This sign is to comply with the City's Local Planning Policy: Signs and Advertising.

3. **Tourist and Visitor Accommodation**

3.1 Location Criteria

- 3.1.1 Should be adjacent to at least one noise generating (non-residential) use where ambient noise currently exists.

3.2 Parking

- 3.2.1 Parking should be provided on site based on the number of each bedroom in accordance with the following:

Built Form Area	Minimum number of car parking bays required
Town Centre	0.5 bays per bedroom
Transit Corridor	0.75 bays per bedroom
Activity Corridor	0.75 bays per bedroom
Mixed Use	0.5 bays per bedroom
Residential	1 bays per bedroom

3.3 Operations and Management

- 3.3.1 A development application should include an Operations Management Plan that details the following:
- (a) Control of noise and other disturbances that would be consistent with the *Environmental Protections (Noise) Regulations 1997*.
 - (b) Screening and assessment procedures for all prospective **guests**.
 - (c) Premises security and how **guests** are made aware of emergency numbers and protocols.
 - (d) How the privacy of nearby residents will be protected.
 - (e) How waste will be managed by **guests** and/or property managers/owners.
 - (f) Check-in and check-out procedures.
 - (g) How neighbouring properties will be provided with the contact details of the manager or owner.
 - (h) Method of reservations/bookings.

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- (i) Means of attending **guest** complaints.
- (j) Cleaning and laundry services, where available.
- (k) Whether pets are permitted at the premises, and in the event they are permitted, how pets are to be managed on site.

4. Residential Building

4.1 Location Criteria

- 4.1.1 Should be adjacent to at least one noise generating (non-residential) use where ambient noise currently exists.

4.2 Operations and Management

- 4.2.1 A development application should include an Operations Management Plan that details the following:
 - (a) Control of noise and other disturbances such that would be consistent with the *Environmental Protections (Noise) Regulations 1997*.
 - (b) Screening and assessment procedures for all prospective **guests**.
 - (c) Premises security and how **guests** are made aware of emergency numbers and protocols.
 - (d) How the privacy of nearby residents will be protected.
 - (e) How waste will be managed by **guests** and/or property managers/owners.
 - (f) Check-in and check-out procedures.
 - (g) How neighbouring properties will be provided with the contact details of the manager or owner.
 - (h) Method of reservations/bookings.
 - (i) Means of attending **guest** complaints.
 - (j) Cleaning and laundry services, where available.

4.3 Parking

- 4.3.1 Parking should be provided on site in accordance with the Residential Design Codes.

5. Hotel

5.1 Location Criteria

- 5.1.1 Should be adjacent to at least one noise generating (non-residential) use where ambient noise currently exists.

5.2 Operations and Management

- 5.2.1 A development application should include an Operations Management Plan that details the following:
 - (a) Control of noise and other disturbances such that at a minimum, the use accords with the *Environmental Protections (Noise) Regulations 1997*.
 - (b) Screening and assessment procedures for all prospective **guests**.
 - (c) Premises security and how **guests** are made aware of emergency numbers and protocols.
 - (d) How the privacy of nearby residents will be protected.

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- (e) How waste will be managed by **guests** and/or property managers/owners.
- (f) Check-in and check-out procedures.
- (g) Method of reservations/bookings.
- (h) Means of attending **guest** complaints.
- (i) Cleaning and laundry services, where available.

5.3 Parking

5.3.1 Parking should be provided on site in accordance with the City's Local Planning Policy: Non-Residential Parking.

PUBLIC ADVERTISING

Advertising of development applications will be undertaken in accordance with the City's Community and Stakeholder Engagement Policy.

APPROVAL PERIOD

In considering the length of approval for **unhosted short-term rental accommodation**, the following criteria apply:

Time Limited Approval	Permanent Approval
<p>A 12-month initial approval where a development application:</p> <ul style="list-style-type: none">• Is located within a Residential or Mixed Use zone; and/or• Does not meet all general and specific standards of this Policy. <p>Subsequent approval/s of up to 3 years may be granted where it has been demonstrated that the use can operate without any detrimental impact on adjoining and surrounding landowners, and no changes are made to the management measures.</p>	<p>Where it meets all general and specific standards of this Policy and are not within a Residential or Mixed Use zone.</p>

OTHER APPROVALS

Other approvals may be required where proposals are subject to requirements under other legislation including the *Short-Term Rental Accommodation Act 2004*, *Health Act 1911*, strata by-laws and the National Construction Code. It is the responsibility of the applicant to ensure all necessary approvals are acquired prior to operating.

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OFFICE USE ONLY

Responsible Officer	Manager Strategic Planning & Sustainability
Initial Council Adoption	26/02/2013
Previous Title	Local Planning Policy 7.4.5 Temporary Accommodation
Reviewed / Amended	23/03/2021; 12/08/2025
Next Review Date	12/08/2029

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Appendix 1: Definitions

Grouped dwelling has the meaning given in the Residential Design Codes.

Guest means a person who occupies a building for short term accommodation but is not covered by a Residential Tenancy Agreement.

High-frequency public transport route means a public transport route that runs a service at least every 15 minutes during weekday peak periods (7am to 9am and 5pm to 7pm).

Hosted short-term rental accommodation has the meaning given in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Hotel has the meaning given in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Multiple dwelling has the meaning given in the Residential Design Codes.

Residential building has the meaning given in the Residential Design Codes.

Short-term rental accommodation has the meaning given in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Tourist and visitor accommodation has the meaning given in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Unhosted short-term rental accommodation has the meaning given in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Useable outdoor spaces means any private outdoor area, including balconies, courtyards, outdoor living areas or primary garden areas, that is suitable for use by occupants for outdoor recreation or relaxation.

Visitor means a person on the premises who is not considered a guest of the short-term rental accommodation.