



What is STRA?

Short-Term Rental Accommodation (STRA) refers to the practice of private properties being leased out for the purposes of providing accommodation for paying guests. These offerings are often advertised through platforms such as AirBnB and Booking.com.

Under the Short-Term Rental Arrangement definition from the *Planning & Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) STRA generally refers to dwellings rented for accommodation purposes for less than 3 months at any one time. Each stay will typically last from a couple of days up to a few weeks at a time, however, stays longer than 3 months are no longer considered a short-term rental.

There are typically two classifications of STRA properties known as ‘Hosted’ and ‘Unhosted’ STRA which are defined as follows:

- Hosted STRA – Short-Term Rental Accommodation where the owner, occupier or managing agent ordinarily lives in the primary or ancillary dwelling on that lot and remains there during guest stays.
- Unhosted STRA – All other Short-Term Rental Accommodation offerings where the owner, occupier or managing agent does not ordinarily live on site during guests stays. Additionally, Unhosted STRA can only accommodate a maximum of 12 guests per night.

Are other local governments implementing similar changes to their Local Planning Schemes?

Yes, these STRA reforms are being implemented consistently across the Perth and Peel Region. Each local government is required to write these standards into their Local Planning Schemes.

What has STRA replaced in Local Planning Scheme No. 3?

The terms included under the STRA amendment to Local Planning Scheme No. 3 has replaced the following land use terms that were included in the Scheme prior to the gazettal of the amendment:

Hosted STRA replaces:

- Bed & Breakfast

Unhosted STRA replaces:



- Holiday House

Additionally, this amendment has also introduced a term known as 'Tourist and Visitor Accommodation' which consolidates terminology of the following traditional accommodation offerings;

- Holiday Accommodation
- Motel
- Serviced Apartments
- Tourist Development

What exemptions have been introduced through the STRA Scheme Amendment, and do I require a development approval to operate?

The new exemptions were introduced by State Planning Authorities through amendments to the *Planning and Development (Local Planning Schemes) Regulations 2015*. All the exemptions introduced by the State government are already being applied by the City and will continue to be following the gazettal of this Scheme Amendment. The exemptions on STRA are as follows:

- Hosted STRA **does not require development approval** from the City to operate in any zone where a dwelling is capable of approval.
- Unhosted STRA **only requires development approval when booked for more than 90 nights in any 12-month period**. Those looking to operate immediately on a permanent basis will need to obtain development approval for their operations.

Additionally, all properties will need to register their STRA with the Department of Local Government, Industry Regulation and Safety (DLGIRS) and renew this registration annually to continue operating.

Does the 90-night exemption period for Unhosted STRA relate to the availability of the property or its occupancy?

The 90-night exemption from requiring development approval refers to the **number of nights the property is booked for and occupied**. The property can be available for more than 90 nights during this time.

Do I get prompted to submit a development application for Unhosted STRA to the City at the end of this 90-night exemption period?

Once a property is registered for STRA through the DLGIRS register, operators will receive a notification once 80 nights of bookings have been reached. This acts as a



trigger for Unhosted STRA operators to begin preparing a development application for submission to the City for continued operation.

It is noted that this is an automatic notification sent to the operator through the register, however if a Hosted STRA property is being operated there is no need to prepare a development application as consistent with the exemption terms listed above.

What permissibility ratings have been changed in the Scheme through this amendment?

The impact of the changes within the amendment have been expressed through the Local Planning Scheme in its Zoning Table in the following ways:

- Hosted STRA is designated as a 'P – Permitted' use in all zones where a dwelling is capable of approval and an 'X – Prohibited' use in all other zones.
- Unhosted STRA is designated as a 'D – Discretionary' use in the Mixed Use and Neighbourhood Centre zones, an 'A – Advertised' use in the Residential and Local Centre zones and an 'X – Prohibited' use in all other zones.
- Tourist and Visitor Accommodation is designated as a 'P – Permitted' use in the Neighbourhood Centre zone, a 'D – Discretionary' use in the Mixed Use and Local Centre zones and an 'X – Prohibited' use in all other zones.

What information is required to apply for a development approval?

To submit a development application to operate STRA from your property you will need to submit the following:

- Completed Development Application Form
- Completed Development Application Checklist
- Marked Up Site Plan (showing areas that the STRA will be operating)
- Management Plan for the operations (please see *Local Planning Policy 2.2 – Unhosted Short-Term Rental Accommodation* for further details)

Will there be any changes to my existing STRA operation?

All STRA operators are required to register their operations on the STRA Register through the DLGIRS. If you are currently operating a 'Unhosted' STRA property that is booked for more than 90-nights in the ensuing 12-month period you will be required to apply for and obtain a development approval from the City of Nedlands to continue operating.

If I obtain approval for my STRA operation, is this approval indefinite?



If you do not have an existing approval to operate STRA from your property, you will be **granted an initial 12-month approval** from the City if your development application is approved.

Over the ensuing 12-month period the City will monitor any amenity issues or complaints received regarding the operations before the landowner/managing agent will **re-apply for development approval** prior to the end of the 12-month period. This second application will consider a longer validity period.

What can I do if I experience issues with a STRA property?

The complaints response in relation to STRA properties are shared between the City and the Department of Local Government, Industry Regulation & Safety (DLGIRS). These are the instances for when you should contact each authority:

- City – For general amenity complaints (ie: Noise, Anti-Social Behaviour, Parking Issues, Bin Collection Issues etc.). This will be reviewed against the management plan to determine if a breach has occurred. Repeated complaints may lead to the City recommending to the DLGIRS that a registration be suspended in the case of serious breaches occurring.
- DLGIRS – For complaints relating to the overall offering of the property. If an individual deems advertising material as untrustworthy or misleading this department is the first point of contact. The Department are also the authority to contact with any registration issues and makes the final determination on registration suspensions.

Will the new Scheme Amendment change how STRA currently operates in my suburb?

The amendment seeks to ensure that STRA operates appropriately in all areas with clearer compliance and enforcement pathways.

Will the new approval pathway for STRA impact housing availability?

A goal of the amendment is to help manage housing supply in areas experiencing rental stress and provide the State with accurate data across the metropolitan area.

What can be done if someone is operating a STRA property without approval or registration?

Anyone concerned that a nearby property is operating STRA without approval or registration can notify the City via email at planning@nedlands.wa.gov.au. If it is found that the property is operating without approval or registration the City will notify the landowner to obtain development approval for their operations if required (see exemptions above).



NOTE: The City will not actively pursue compliance action against an unauthorised STRA without a formal request in writing being lodged.

Need further assistance?

Feel free to contact the City's Urban Planning team on:



planning@nedlands.wa.gov.au



(08) 9273 3500



71 Stirling Highway, Nedlands (corner
of Smyth Road) 8:30am – 5pm

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