

**POLICY NO. LPP 1.5****UNHOSTED SHORT-TERM RENTAL ACCOMMODATION****PURPOSE**

To provide guidance for the assessment and determination of applications for Unhosted Short-Term Rental Accommodation (STRA).

**POLICY****1. OBJECTIVE**

To ensure the scale and operation of Unhosted STRA is suitable and appropriately managed so that it does not unreasonably detract from the amenity of adjoining residents.

**2. APPLICATION OF POLICY**

- a) This Policy applies to all proposals for Unhosted STRA that operate for more than 90-nights in a calendar year.
- b) Where this Policy is inconsistent with the provisions of a specific local development plan, structure plan or other local planning policy that applies to a specific site, the provisions of that document shall prevail.
- c) Unhosted STRA is defined in the *Planning and Development (Local Planning Regulations) 2015*.

**3. POLICY****3.1 MANAGEMENT PLAN**

Development applications for Unhosted STRA shall be accompanied by a Management Plan which details how potential amenity impacts will be proactively managed (refer to Appendix 1).

**3.2 PURPOSE BUILT**

Proposals for the construction of purpose built Unhosted STRA must comply with the provisions of the applicable Residential Code (R-Code), Local Planning Scheme, Local Planning Policy, Local Development Plan and Structure Plan.

**3.3 SIGNAGE**

Unhosted STRA is required to provide signage:

- a) that does not exceed an area of 0.5m<sup>2</sup> and one sign per dwelling. Where a site contains multiple Unhosted STRAs, the signage shall ideally be consolidated; and
- b) Includes the phone number of the property owner/manager and the STRA Registration number.



**3.4 DWELLING OCCUPANCY**

- a) Unhosted STRA should have 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.
- b) Notwithstanding (a), Unhosted STRA within grouped and multiple dwelling developments shall have a maximum occupancy of six persons.

**3.5 PARKING**

Parking for Unhosted STRA shall be in accordance with the City of Gosnells Local Planning Policy 1.4 - Parking. Visitor car bays and verge parking shall not to be counted towards the minimum parking requirements for Unhosted STRA.

**3.6 BUSHFIRE PRONE AREAS**

Proposals for Unhosted STRA in bushfire prone areas are to provide an Emergency Evacuation Plan and communicate this to accommodation guests.

**3.7 VARIATIONS**

Where an Unhosted STRA proposal does not meet the provisions of this Policy, the proposal will be assessed against the Objective of this Policy.

**3.8 APPROVAL TIMEFRAME**

Development Approvals for Unhosted STRA shall generally be issued for five years, after which time an applicant may reapply.

**GOVERNANCE REFERENCES**

<b>Statutory Compliance</b>	<i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> City of Gosnells Local Planning Scheme No. 24
<b>Industry Compliance</b>	
<b>Organisational Compliance</b>	
<b>Process Links</b>	Nil

**LOCAL PLANNING POLICY ADMINISTRATION**

<b>Directorate</b>		<b>Officer Title</b>		<b>Contact:</b>	
Planning & Development		Coordinator Planning		9397 3000	
<b>Risk Rating</b>	Medium	<b>Review Cycle</b>	Triennial	<b>Next Due:</b>	2029
<b>Version</b>	<b>Decision To Advertise</b>	<b>Decision to Adopt</b>	<b>Synopsis</b>		
1.	OCM 363/16/12/2026		Advertised for public comment for a period of 21 days.		
2.		OCM 36/24/02/2026	Adopted		



APPENDIX 1

UNHOSTED SHORT-TERM RENTAL ACCOMMODATION MANAGEMENT PLAN

APPLICANT DETAILS

Property Address:

Contact Name:

Contact Number:

DESCRIPTION OF UNHOSTED STRA

Accommodation Type (single dwelling, apartment, grouped dwelling):

Number of Bedrooms:

Maximum Number of Guests:

Duration of Stay (min/max nights)

Facilities Provided:

Method of Booking/Check-in:

Check-in and Check-out Times:

Number of Parking Bays:

Waste management and cleaning procedure:

Noise management measures:

Emergency Evacuation Plan Attached (if site is in a bushfire prone area):

House Rules:

Neighbour Consultation (if any):

Complaints Procedure: