

Short-Term Rental Accommodation Policy

Responsible Division	Community Services
Responsible Business Unit	Community Planning
Responsible Officer	Manager Community Planning
Affected Business Units	Regulatory Services
ECM Document Set ID	5123554

Purpose

This Policy provides a framework to manage the use of residential properties for **unhosted short-term rental accommodation (STRA)**.

Scope

This policy applies to all development applications for **unhosted STRA** under all local planning schemes in effect within the City of Bayswater. **Unhosted STRA** may only be contemplated in zones where residential dwellings can be approved.

Objectives

1. Provide guidance on the requirements for the establishment of **unhosted STRA** within the City of Bayswater.
2. Provide a high level of amenity for both long-term residents of adjoining properties and the occupants of **unhosted STRA**.
3. Provide guidance to the operators of **unhosted STRA** as to the operator's responsibilities and obligations.
4. Ensure that **unhosted STRA** within the City of Bayswater are appropriately designed, located and managed to minimise impacts on residential amenity.

Definitions

For the purpose of this policy —

Anti social behaviour means actions and behaviours that threaten the amenity of the locality, and includes but is not limited to swearing, shouting, abusive, threatening behaviour, raised voices, parties and loud music.

Guest means a person, who is accommodated within a short-term accommodation on a temporary basis for a fee but is not subject to a Residential Tenancy Agreement

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

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

Short-term rental arrangement 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*

Policy Statement

1. Assessment Criteria

In exercising discretion to determine an application for development approval, **unhosted STRA** will generally only be supported where the following criteria are met:

a. Zoning

STRA can only be supported on land in zones where residential dwellings are capable of approval under the applicable local planning scheme.

b. Locational Criteria

Appropriate locational considerations for **unhosted STRA** may include, but are not limited to, the following:

- i. Within or adjacent to an activity centre or station precinct; and/or
- ii. Within or abutting an urban corridor or local centre identified in the Local Planning Strategy; and/or
- iii. Access to high frequency public transport; and/or
- iv. Abutting non-residential land uses; and/or
- v. Proximity to regional community and/or health facilities; and/or
- vi. Sites where the amenity of the locality can be retained and protected; and
- vii. Where the impacts of vehicle access and traffic movements on the safety and operation of the road network and amenity of adjoining properties is minimised; and
- viii. Appropriateness of the development with regard to land tenure. Generally **unhosted STRA** is discouraged in existing grouped dwelling or multiple dwelling developments.
- ix. Non-tangible amenities such as proximity to parks may not be considered sufficient locational justification.

Note: Bayswater District Centre is under planning control of DevelopmentWA and is not subject to the provisions of this Local Planning Policy.

c. Car parking

Car parking is to be provided on site in accordance with the minimum requirements of the Residential Design Codes for dwellings, with additional parking bays (if required) based on an approved occupancy. Total number of parking bays shall be provided in accordance with the table below. The number of guest cars should not exceed the number of bays available on site. In instances where shared visitor car parking is provided in common property, such as strata and community title development, the shared visitor parking shall not be relied upon for use of the STRA.

Number of Guests*	Minimum Parking Bays required
1-3	1 bay
4-6	2 bays
7-9	3 bays
10-12	4 bays

*Note: For the purpose of calculating car parking, children do not count as **guests**.*

d. Number of Guests

The maximum number of guests shall be calculated as per the City of *Bayswater Health Local Law 2023 (as amended in 2024)* and *Department of Health General Health Provisions for Short Term Accommodation*, based on the per cubic meter of airspace in each bedroom. A condition may be included on any Development Approval limiting the number of guests as required.

e. Amenity

- i. The City will evaluate the potential amenity impacts of each STRA proposal, considering their individual circumstances and the specific local context.
- ii. STRA proposals that detrimentally impact the surrounding locality's amenity will not be supported.
- iii. The evaluation of a proposal will focus on the inherent suitability of each proposed use, as presented in the application, with specific attention to its details and how it impacts the amenity of the locality. Conditions of approval should not be used to support proposals that are inherently unsuitable.
- iv. In reviewing STRA proposals, the City will assess proposed management measures to consider if they are reasonable, enforceable, and effective in maintaining amenity.
- v. STRA proposals must, at a minimum, demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997*. However, compliance does not automatically translate into acceptable noise impacts from a planning amenity perspective. The City will consider factors such as arrival times, use of outdoor areas, proximity to adjoining dwellings, installation of noise monitoring devices, and other relevant aspects.

f. Strata and community titles

The use of grouped and multiple dwellings, and dwellings part of a strata or community title scheme for STRA is discouraged, however may be considered where it can be demonstrated that the property can be operated in accordance with the provisions of the policy.

g. Signage

On residential zoned land a maximum of one sign on the site identifying the STRA is permitted. The sign is not to exceed 0.2m² in area, and is to be incorporated into a front fence, wall, structure or building.

2. Application requirements

In addition to the application Development Approval requirements set out in Schedule 2 Part 8 cl.63 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and City of Bayswater [Planning Application Forms and Fees - City of Bayswater](#), the following is required to be submitted. Detailed information regarding these requirements is included in the *Short-term Rental Accommodation Guidelines*:

- a. Cover letter
- b. Site and floor plan showing the use of the premises
- c. Justification for location
- d. Management Plan
- e. Guest code of conduct
- f. Bushfire evacuation measures, if applicable.

3. Consultation

Applications for **unhosted STRA** may be advertised in accordance with the advertising procedures defined in Schedule 2 Part 8 cl.64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Where an application involves short-term accommodation in a strata or community title situation, all owners and occupiers are to be notified of the proposal.

At a minimum, all adjoining landowners and landowners directly opposite the property will be included in the consultation, as detailed in the *Short-term Rental Accommodation Guidelines*.

4. Conditions of Development Approval

In approving an application for development approval, the City may impose conditions including, but not limited to, the following:

- a. Maximum number of guests
- b. Temporary approval, after which renewal, via an application to amend Development Approval will be required. In considering a renewal, due regard will be given to the history of the STRA operation. Subsequent renewals may also be time limited.
- c. The approved Management Plan to be implemented.
- d. The number of guest cars to not exceed the number of bays available on site.
- e. Supplying the emergency contact details of the management agent or owner to address issues.
- f. The landowner shall maintain a complaint register and outline the measures taken to address any complaints.
- g. The minimum length of stay.

- h. Installation of noise monitoring equipment
- i. Specification of quiet times.

5. Compliance

Unhosted STRA is to comply with all conditions of Development Approval. Noise monitoring may be undertaken in the event of nuisance complaints.

6. Other Approvals

This policy does not exempt **unhosted STRA** from the requirement to obtain any other necessary approvals, such as under the *Building Act 2011* and *Building Regulations 2012*.

Consent of strata company or community corporation may be required under the *Strata Titles Act 1985*. Applicants are encouraged to liaise with their strata company prior to submitting an application.

Related Legislation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Other related legislation includes the City of Bayswater *Town Planning Scheme No. 24*.

Related Documentation

Western Australian Planning Commission *Unhosted Short-Term Rental Accommodation Guidelines*

Document details

Relevant delegations	TP-D01 Local Planning Schemes		
Risk evaluation	Low		
Strategic link	Objective 2.1.2 Create liveable neighbourhoods and centres that include consideration of our built heritage. Objective 2.1.3 Advocate and plan for diverse and quality housing choices utilising a contemporary planning framework that encourages growth.		
Council adoption	23 June 2026	Resolution	10.5.1.3.4
Next review due	23 June 2030		