

1. Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy - Unhosted Short-term Rental Accommodation (**LPP**).

2. Introduction

The City of Rockingham (City) recognises that 'Unhosted Short-term Rental Accommodation' (**STRA**) has been the subject of whole-of-government reforms, which responded to recommendations made in the 2019 parliamentary inquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia*.

Information relating to the full suite of reforms, including the state-wide STRA Register and Incentive Scheme administered by the Department of Energy, Mines, Industry Regulation and Safety (**DEMIRS**) can be accessed on the DEMIRS website.

The operators of 'Unhosted STRA', while not residing on the property, must still protect the health and wellbeing of STRA occupants while also maintaining the amenity and character of the area in which 'Unhosted STRA' is located. This LPP sets the City's expectation for how applications for Development Approval will be considered under the City of Rockingham Town Planning Scheme No.2 (**TPS2**).

'Hosted STRA' do not require Development Approval under TPS2, based on the planning exemptions which are included in Schedule 2, Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**the Regulations**). All 'Hosted STRA' and 'Unhosted STRA' operators must still be included on the Western Australia STRA Register.

Section 4.0 'Application of this policy' (below) outlines the scenarios whereby Registration and Development Approval is required for 'Hosted STRA' and 'Unhosted STRA'.

3. Objectives

The objectives of this Planning Policy are as follows:-

- (a) To encourage 'Unhosted STRA' in localities/zones near visitor attractions, activity centres, areas of high tourism value and near key facilities such as medical centres, sporting venues and conference facilities.
- (b) To maintain the amenity and established character of residential localities/zones through ensuring the location, scale, design and operation of 'Unhosted STRA' is appropriate to the setting.
- (c) To ensure 'Unhosted STRA' operators include emergency procedures and options for the evacuation of visitors in the event of a natural disaster (e.g. bushfire).
- (d) To ensure 'Unhosted STRA' is appropriately serviced to meet the needs of visitors.

4. Application of this Policy

In TPS2, the Zoning Table (Table No.1 and Table No.1 (a)) indicates, subject to the provisions of the Scheme, the uses permitted in the various zones within the Scheme Area.

The permissibility of ‘Unhosted STRA’ in TPS2 can be summarised as follows:

- (a) The use is not permitted in the ‘Residential’, ‘Development’¹ and ‘District Town Centre’, ‘Rural’, ‘Special Rural’ and ‘Special Residential’ zones, unless the Local Government has exercised its discretion by granting Development Approval, following a process of community consultation in accordance with clause 4 of the deemed provisions of TPS2.
 - (b) The use is also not permitted in the Rockingham Strategic Centre Sub Zones of ‘Mixed Use’, ‘Commercial’ and ‘Residential’, unless the Local Government has exercised its discretion by granting Development Approval, following a process of community consultation in accordance with clause 4 of the deemed provisions of TPS2.
 - (c) The use is prohibited (‘X’) in all other zones.
1. In the Development Zone, the Local Government will have due regard to use class permissibility in accordance with a Structure Plan approved by the Western Australian Planning Commission.

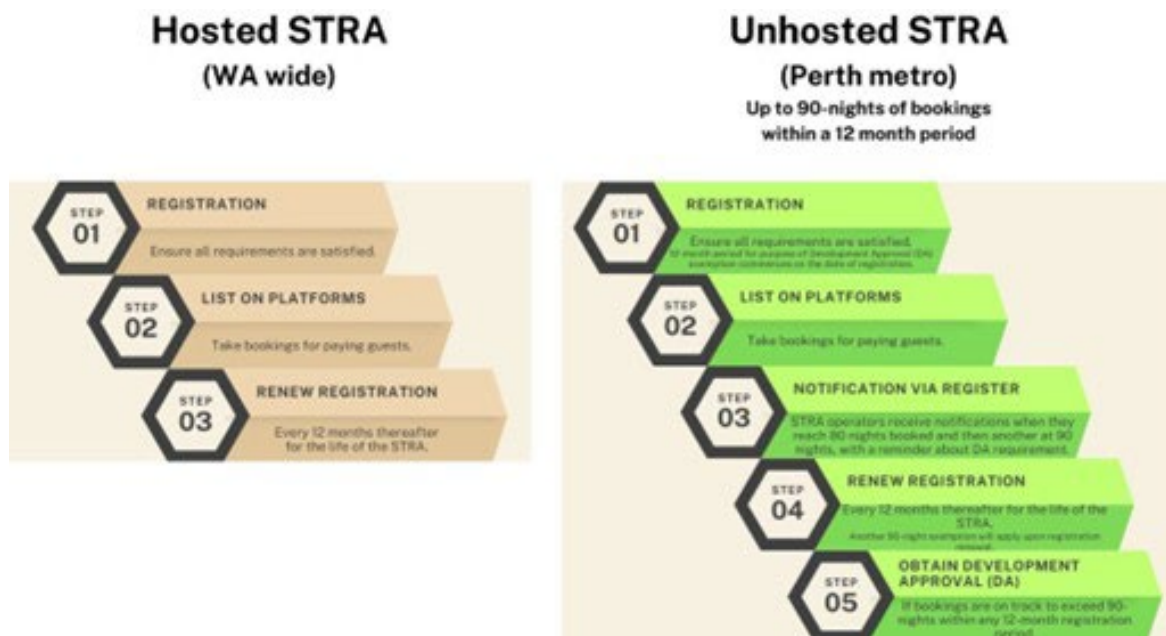


Diagram 1 - When Registration is required for ‘Hosted STRA’ and ‘Unhosted STRA’ and when Development Approval is required

This LPP does not apply to:

- (a) ‘Unhosted STRA’ if the dwelling is:
 - (i) used as unhosted STRA for no more than 90 nights in a relevant 12-month period; or
 - (ii) not located in a zone in relation to which the use of a dwelling as unhosted STRA is a class ‘X’ use or a use that is not consistent with the objectives of that zone;
- (b) ‘Hosted STRA’;
- (c) Lodging House and/or boarding houses;
- (d) ‘Hotel’;
- (e) House swapping and house-sitting;

- (f) Personal use of a holiday home or the sharing of a holiday home with the owner's family and friends;
- (g) Student exchange accommodation;
- (h) Workforce accommodation;
- (i) Residential parks, park home parks, caravan parks and retirement and lifestyle villages; and
- (j) Aged and dependant person's dwellings.

5. Policy Provisions

5.1 Location

- (a) Applications for 'Unhosted STRA' are preferred in locations near visitor attractions, activity centres, areas of high tourism value and near key facilities such as medical centres, sporting venues and conference facilities. This may include proximity to the beach, lakes, parks, high frequency bus routes, major retail and restaurant facilities within entertainment precincts such as the 'Rockingham Strategic Centre' where this accommodation contributes to the vibrancy and accessibility to key visitor destinations and support services.
- (b) Applications for 'Unhosted STRA' are also preferred in rural locations when the use is located on the same site as, or in close proximity to a viticulture, horticultural, or floriculture activity or when it is a stand-a-lone 'nature based' experience.
- (c) 'Unhosted STRA' proposals in other locations will be considered on their individual planning merit, noting that there must be clear and logical reasons to depart from the location policy provision, based on enhancing the visitor experience.

5.2 Neighbourhood Amenity

- (a) Amenity is a key consideration in the assessment of land uses such as 'Unhosted STRA', particularly in sensitive residential (or other) areas. While the concept of amenity is broad and context-dependent, it remains a critical factor in ensuring appropriate land use compatibility.
- (b) 'Unhosted STRA' applicants should demonstrate that their proposals will not adversely affect the amenity of adjacent owners and occupants by way of noise, light, odour, waste, privacy and parking.

5.3 Car parking

- (a) 'Unhosted STRA' will generate a demand for car parking from people staying at the property. Where an 'Unhosted STRA' is located within a 'dwelling', the number of guests should align with the following parking ratios.

‘Unhosted STRA’ dwelling type	Minimum number of car parking bays	Maximum number of guests
‘Multiple Dwelling’, (i.e. Apartment)	1	6
	2	8
	3	12
All other ‘dwelling types’ e.g. ‘Single House’, ‘Grouped Dwelling’	1	4
	2	6
	3	8
	4	12

- (b) All ‘Unhosted STRA’ includes constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the *Residential Design Codes of Western Australia*.
- (c) When the Residential Design Codes of Western Australia apply, tandem bays are permitted, with two bays (maximum) one behind another.
- (d) All ‘Unhosted STRA’ guest and visitor vehicle parking is to be accommodated within the site boundaries and parking is not to occur on the verge area.
- (e) Strata and community title developments may only rely on the use of visitor parking bays for visitors of the occupants of Unhosted STRA.

5.4 Dwelling Occupancy

- (a) The land use definitions provided in the Regulations prescribe a maximum of 12 persons staying in an ‘Unhosted STRA’ property. This LPP prescribes scenarios where further limiting occupancy is appropriate to achieve reasonable health outcomes for occupants, or to manage external impacts where the City considers 12 persons to be more intense use of the dwelling than would be reasonably expected with regard to its size, location or typology and adjacent context.
- (b) To enhance health outcomes for ‘Unhosted STRA’ occupants and prevent overcrowding, bedrooms in ‘Unhosted STRA’ should provide no less than 14 cubic meters of air space per guest (Diagram 2 refers). In addition, only a ‘habitable room’ can be used for sleeping purposes.

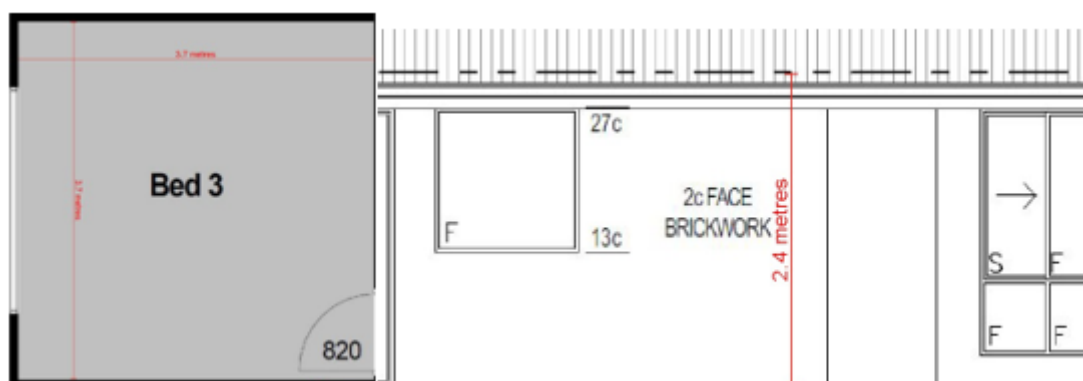


Diagram 2 – Example 3.7m (Length) x 3.7m (Width) x 2.4m (Height) = 32.85 cubic meters

5.5 Signage

- (a) Signage is limited to one 'name plate' sign used to confirm the location of 'Unhosted STRA', affixed to the main façade of a building or appurtenant to the building with an area not exceeding 0.20m².
- (b) When more than one 'Unhosted STRA' occurs from the same complex, STRA signage must be consolidated into a single sign.

5.6 Servicing

- (a) 'Unhosted STRA' shall be connected to a reticulated potable water supply, or where this is not available, a 100,000 litre rainwater tank directly connected to a sustainable means of rainwater catchment, for the exclusive use of the 'Unhosted STRA'.
- (b) 'Unhosted STRA' shall be connected to reticulated sewerage, or where this is not available, be serviced by an appropriate on-site effluent disposal system with adequate capacity for the proposed number of guests.

Note: In areas not serviced by reticulated sewage, advice should be sought from the City's Health Services prior to lodging for development approval to confirm whether the existing on-site effluent disposal system approved for the dwelling will have sufficient capacity for the proposed number of guests without the need for upgrading.

5.7 Bushfire

- (a) Where an 'Unhosted STRA' proposal is situated in a rural setting and within a Bushfire Prone Area on the Department of Fire and Emergency Services Bushfire Prone Map 'Area 2' (rural), a Bushfire Emergency Evacuation Plan (**BEEP**) is to be prepared by a suitably qualified Bushfire Practitioner in support of the Development Application.
- (b) Notwithstanding the above, 'Unhosted STRA' operators within a Bush Fire Prone Map 'Area 1' (urban) are encouraged to prepare a BEEP or a derivative thereof, which includes emergency contact details of WA Police, Ambulance, and Fire and include emergency evacuation procedures in the event of a bushfire for guests as a separate document to a House Management Plan.

Note: Bush Fire Prone Map Area 1 (urban) comprises built-up urban areas where the risk posed by bushfire to people, property and infrastructure is lower. Bush Fire Prone Map Area 2 (rural) is any other area designed as bushfire prone.

5.8 Community Consultation

- (a) All Development Applications for the use of 'Unhosted STRA' will be advertised for public comment in accordance with Clause 64 of the Deemed Provisions of the Regulations and *Local Planning Policy - Community Consultation for Development Applications*. The City will have due regard to any submissions received during the community consultation period, prior to determining the application.

5.9 Development Approval Period and Conditions

- (a) When the City considers an application for 'Unhosted STRA' to be compliant with TPS2 and this LPP, conditions of Development Approval may be applied to address, amongst other requirements, the following:
 - Approval applying to a portion of the building or a separate building;
 - Number of guests staying at any one time where it is considered necessary to protect the

amenity of the surrounding area;

- Minimum night's stay;
- Compliance with a 'House Management Plan' and 'Code of Conduct' for guests;
- Provision of a BEEP to guests when required;
- A time limited Development Approval; and
- Any other matters deemed appropriate.

5.10 Guest Management

- (a) All 'Unhosted STRA' Development Applications must include a 'House Management Plan' addressing the following matters:
- (i) The control of noise and anti-social behaviour so as to comply with the *Environmental Protection (Noise) Regulations 1997* and avoid conflict between temporary residents and permanent residents in the area;
 - (ii) Confirmation that guests will be provided with a copy of the 'Code of Conduct' (refer below) on arrival and made aware that anti-social behaviour and excessively loud noise nuisance will not be tolerated;
 - (iii) Access and any carparking arrangements, including that all car parking is to be provided on-site for duration of stay; and
 - (iv) Waste management, ensuring waste generated by guests will be appropriately managed and ensuring occupants have convenient and safe access to waste management facilities.
- (b) All 'Unhosted STRA' Development Applications must include a 'Code of Conduct' addressing the following matters:
- (i) The expected behaviour of guests to minimise impact on adjoining residents including periods of 'quiet time' between 10pm to 7am;
 - (ii) Details of any relevant car parking restrictions applicable to the area;
 - (iii) Details regarding guest check-in and check-out procedures, including minimum stay or booking requirements;
 - (iv) Details regarding waste management which specify the expectations of guests about rubbish and bin collection (if applicable);
 - (v) Information on any relevant strata by-laws (if applicable);
 - (vi) Rules relating to the use of a swimming pool and/or spa (if applicable);
 - (vii) Whether or not dogs and other pets will be permitted at the property, and if so, whether or not they can be left unattended; and
 - (viii) Proposed restrictions of visitors or parties/events.

Document Control

Local Planning Policy – Document Control			
Version	Decision to Adopt/Amend		
1.	25 November 2025		
Public Consultation (Yes)			
WAPC Approval Required (No)		Date approved by the WAPC (if applicable)	
Document Reference	LUP/2275		
Next Review Date	25 November 2030		

Appendices

Definitions

- Amenity: *means all those factors which combine to form the character of an area and include present and likely future amenity.*
- Designated Bushfire Prone Area: *means the land is designated by an order made under the Fire and Emergency Services Act 1998 section 18P as a bush fire prone area.*
- Hotel: *means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises.*
- Hosted Short-Term Rental Accommodation: *means any of the following:*
- (a) *short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;*
 - (b) *short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;*
 - (c) *short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling,*

resides at the ancillary dwelling during the short-term rental arrangement.

Short-Term Rental Accommodation: *means:*

- (a) *a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement, but:*
- (b) *does not include a dwelling that is, or is a part of, any of the following:*
 - (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
 - (ii) *a caravan park;*
 - (iii) *a lodging house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
 - (iv) *a park home park;*
 - (v) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
 - (vi) *workforce accommodation.*

Short-Term Rental Arrangement: *means:*

- (a) *an arrangement, including a lease, licence or other contract or arrangement, under which –*
 - (i) *a dwelling is provided for occupation to a person; and*
 - (ii) *the person does not occupy the dwelling for period totalling more than 3 months in any 12-month period; and*
- (b) *includes an arrangement under which the owner or occupier of the dwelling, or an agent of the owner or occupier, also resides at the dwelling.*

Unhosted Short-Term Rental Accommodation:

means short-term rental accommodation that:

- (a) *is not hosted short-term rental accommodation; and*
- (b) *accommodated a maximum of 12 people per night.*



6. Adoption

This Planning Policy was adopted by the Council at its Ordinary meeting held on 25 November 2025, and came into effect on 10 March 2026.