

## **6.19 SHORT-TERM RENTAL ACCOMMODATION**

*This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'.*

### **1. APPLICATION OF THIS POLICY**

- a) This Policy applies to all proposals for Unhosted STRA developments that operate for more than 90-nights in a calendar year.
- b) Where this local planning 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 area, the provisions of that document shall prevail.

### **2. PURPOSE**

This Policy provides a framework to manage the use of residential properties for short-term rental purposes. The policy seeks to balance the economic and tourism benefits of STRA with the need to protect residential amenity, maintain neighborhood character aligning with the City's strategic framework.

### **3. OBJECTIVES**

- a) To ensure the location, scale and operation of Unhosted STRA is suitable, preserving the amenity of the area for the existing residents.
- b) To encourage and support tourism growth at coastal nodes and areas of high tourism value.
- c) To encourage Unhosted STRA along high frequency transport corridors.
- d) To ensure Unhosted STRA operates in a manner that does not negatively impact amenity of adjoining residents regarding intensity of use, hours of operation, noise, parking, light spill, waste management and the provision of facilities.
- e) The number of occupants is to be appropriately scaled to the size of the dwelling to ensure an acceptable amenity and living space is provided.

### **4. PROVISIONS**

#### **4.1 MANAGEMENT PLAN**

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

## 4.2 PURPOSE BUILT

- a) Proposals for 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.
- b) In the absence of built form controls, the proposal is to align with State Planning Policy 7.0 – Design of the Built Environment.

## 4.3 SIGNAGE

- a) Unhosted STRA is required to provide signage that does not exceed an area of 0.5m<sup>2</sup> and one sign per dwelling. Where a site contains multiple Unhosted STRA's, the signage shall be consolidated.
- b) Signage is to include the phone number of the property owner/manager.

## 4.4 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.

## 4.5 PARKING

		Parking Bay Requirements
<b>Bedroom Requirements</b>	Ancillary Dwelling	1
	Studio / 1 Bedroom	1
	2-bedroom (or greater) dwellings	2
<b>Person Requirements</b>	8-10 persons	1 additional
	11-12 persons	2 additional
<i>The relevant 'Person Requirements' are to be added to the 'Bedroom Requirements'.</i>		

Visitor car bays and verge parking are not to be included as parking for Unhosted STRA.

#### **4.6 PREFERRED LOCATIONS**

In order to protect low density areas and provide a strategic planning approach in accordance with proximity to public transport and activity, Unhosted STRA should be located within:

- a) 400m of a Centre identified in the City of Stirling's Local Planning Strategy; or
- b) 200m of a Corridor Class 1, Class 2 and Class 3 road as identified in the Local Planning Strategy; or
- c) 400m of the coastal MRS Parks & Recreation Reserve.

These preferred locations are illustrated in Appendix 3

Where proposed outside of the areas identified above, in order to prevent conflicts with residential amenity, development applications will need to demonstrate, through an Amenity Impact Statement how the impacts of the STRA can be mitigated.

#### **4.7 AMENITY IMPACT STATEMENT**

Proposals for Unhosted STRA outside of preferred locations must include a written amenity impact statement which demonstrates how the proposal preserves the existing and future amenity of the area. The requirements of the amenity impact statement are provided in Appendix 2.

#### **4.8 BUSHFIRE PRONE AREAS**

Proposals for Unhosted STRA in bushfire prone areas are to provide evacuation guidance and communicate this to accommodation guests.

### **5. CONSULTATION**

All Unhosted STRA applications will be advertised in accordance with clause 64 of the Deemed Provisions and the City's Local Planning 6.18 – Public Consultation.

### **6. VARIATIONS**

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

## 7. DEFINITIONS

<b>Amenity:</b>	As defined in the Planning and Development ( <i>Local Planning Schemes</i> ) Regulations 2015.  <i>Note: This includes the ‘liveability’, comfort or quality of a place which makes it pleasant and agreeable to be in for individuals and the community. Amenity is important in the public, communal and private domains and includes the enjoyment of sunlight, outlook, privacy and quiet. It also includes protection from pollution and odours.</i>
<b>Hosted Short-Term Rental Accommodation:</b>	As defined in the Planning and Development ( <i>Local Planning Schemes</i> ) Amendment ( <i>Short-Term Rental Accommodation</i> ) Regulations 2024.
<b>Streetscape:</b>	Means the visible components in a street between the facing buildings, including the form of the buildings, garages, setbacks, fencing, driveways, utilities, street surfaces, street trees and street furniture such as lighting, signs, barriers and bus shelters.
<b>Short-Term Rental Accommodation:</b>	As defined in the Planning and Development ( <i>Local Planning Schemes</i> ) Amendment ( <i>Short-Term Rental Accommodation</i> ) Regulations 2024.
<b>Unhosted Short-Term Rental Accommodation:</b>	As defined in the Planning and Development ( <i>Local Planning Schemes</i> ) Amendment ( <i>Short-Term Rental Accommodation</i> ) Regulations 2024.

## 8. RELATED DOCUMENTS

- City of Stirling Local Planning Scheme No.3
- Planning and Development Act 2005
- Short-Term Rental Accommodation Act 2024
- Planning and Development (Local Planning Schemes) Regulations 2015
- State Planning Policy 7.0 – Design of the Built Environment
- State Planning Policy 7.3 Residential Design Codes
- Department of Planning, Lands and Heritage - Position Statement: Planning for Tourism and Short-term Accommodation
- Department of Planning, Lands and Heritage - Planning for Tourism and Short-term Rental Accommodation Guidelines

## **Policy Manual**

- Planning Bulletin 115/2024: Short-Term Rental Accommodation (STRA) – Guidance for Local Government
- Health Local Law 2009
- Local Planning Policy 6.1 Advertising Signs
- Local Planning Policy 6.7 Parking and Access

## APPENDIX 1 – MANAGEMENT PLAN

METHOD OF BOOKING/CHECK-IN (SYSTEM TO BE USED)

CHECK-IN AND CHECK-OUT TIMES

NUMBER OF OCCUPANTS/VISITORS

CONFIRMATION OF LOCATION AND NUMBER OF ON-SITE PARKING

COMPLAINTS MANAGEMENT PROCEDURE ADDRESSING DIFFERENT TYPES OF NUISANCE BEHAVIOUR

*This may include (but not limited to) violence/threats, loud aggressive behaviour, excessively loud noise nuisance, overlooking, light spill, barking dogs or smoke/odours.*

CONTACT DETAILS (PROPERTY MANAGER AND/OR EXTERNAL AGENT)

WASTE DISPOSAL

## APPENDIX 2 – AMENITY IMPACT STATEMENT

The Amenity Impact Statement is to demonstrate how the proposal engages with and responds to its location and surrounding context. Example below:

### APPLICANT DETAILS

Name:

Contact Number:

Property Address:

### DESCRIPTION OF UNHOSTED STRA

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

Maximum Number of Guests:

Number of Bedrooms:

Duration of Stay (Min/Max Nights):

Facilities Provided:

### RESPOND

Explain how the proposal suits the site and surrounding area (*identify any nearby sensitive land uses*)

### IMPACT ON LOCAL AMENITY

Expected noise levels during operation and relevant measures in place

Expected increase in vehicle traffic, availability of parking and measures proposed to manage this.

Provision of security lighting, controlled access on site, etc.)

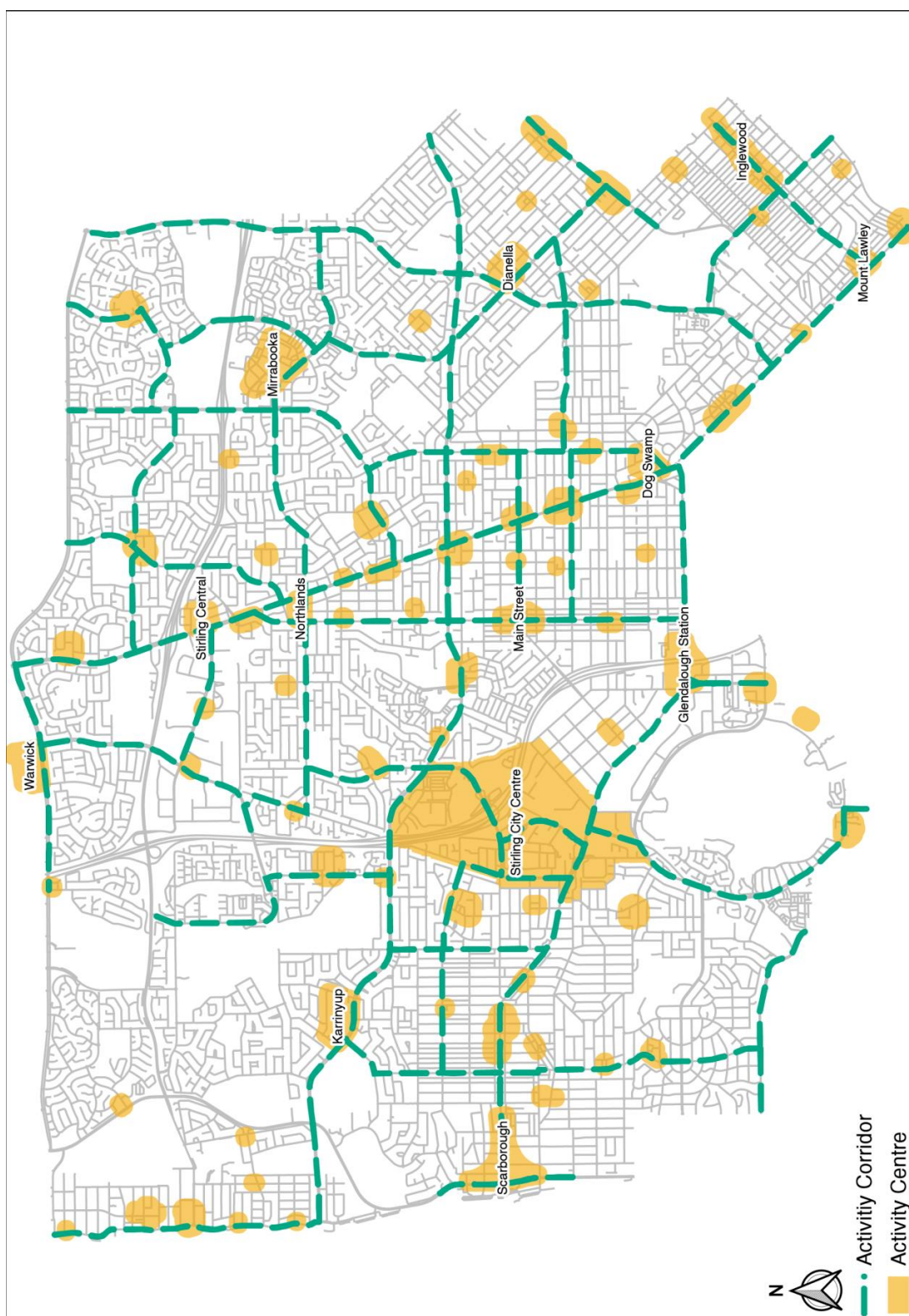
Waste management plan and cleaning procedure

### ENGAGEMENT

Summary of consultation with neighbours and residents (*if any*)

Summary of feedback received from community (*if any*)

## APPENDIX 3 – STIRLING ACTIVITY CENTRE AND CORRIDOR MAP



**Figure 1: Location of Activity Centres and Urban Corridors**

*Note: Refer to 'StirlingMaps' on the City's website for the exact locations.*

**OFFICE USE ONLY:**

**Local Planning Scheme No.3 – Local Planning Policy History:**

<b>Action</b>	<b>Resolution Number</b>	<b>Effective Date</b>
<b><i>Modified</i></b>		