

Short Term Rental Accommodation – Local Planning Scheme No. 3 Amendment 143

Background

The State Government has implemented reforms for short-term rental accommodation. This includes a register for all short-term rental accommodation (STRA), and clarification of the circumstances where short term rental accommodation requires Council approval. More information from the State Government is available [here](#).

The State Government has instructed all local governments to update their Local Planning Schemes to reflect the reforms. The Town of Claremont Council resolved to amend its Local Planning Scheme No. 3 (LPS3) at the Ordinary Council Meeting held 24 June 2025. The intention of the amendment is to update the scheme text to introduce new land use classes for hosted and un-hosted STRA to facilitate these changes. This is consistent with the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 2 – deemed provisions for local planning schemes.

What amendments are proposed

The existing LPS3 does not make reference to the new STRA land uses, which results in applications being assessed as a 'Residential Building' land use and onerous plot ratio requirements. The change proposes to make provision for STRA land uses in LPS3, which will simplify the application process.

Making a submission

Submissions can be made using the online submission form available on our website (preferred), via email to toc@claremont.wa.gov.au or via post to PO Box 54, Claremont WA 6910. All submissions must be in writing and include your full name and address.

Consultation period

Submissions will be accepted from **Wednesday 10 September – Wednesday 22 October**.

Submission process

After the close of the advertising period, the proposal and the submissions received will be considered at a future Council meeting. As Council is not the final decision maker, Council's recommendation on the proposal is then forwarded to the Western Australian Planning Commission who make the final decision.

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Documents

OCM Minutes 24 June 2025

Scheme Amendment 143 Report

Draft Local Planning Policy 210 – Unhosted Short Term Rental Accommodation

Frequently Asked Questions

What is proposed in the amendment?

The proposed scheme amendment will include hosted short term rental accommodation in the zoning table as a 'P' (permitted) use in most zones.

The scheme amendment proposes to include unhosted short term rental accommodation, rented out more than 90 nights per year, in the zoning table as either an 'AA' (discretionary) or 'SA' (special approval) land use in most zones.

What is the difference between hosted and unhosted short term accommodation?

Hosted short term accommodation means that the space being rented out is either in your house where you live, such as a spare bedroom, or on your property where you live, such as a granny flat.

Unhosted short term accommodation means that the space being rented out is not on the property where you live.

Do I need Council approval?

Council approval is not needed for:

- Hosted accommodation, or
- Unhosted short term rental accommodation, where the property is rented out for a total of fewer than 90 days a year and the use is not an 'X' (prohibited) use in the subject zone.

Council approval is needed for:

- Unhosted short term accommodation, where the property is rented out for a total of 90 or more days each year.
- If you are intending to rent out an unhosted space for more than 90 days per year you should first make an application for Development Approval to Council.

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How is this related to the draft Local Planning Policy 210 – Unhosted Short Term Rental Accommodation?

In response to recent amendments to the Regulations relating to short term rental accommodation, the Town has prepared a new draft Local Planning Policy 210 – Unhosted Short Term Rental Accommodation (LPP). This draft LPP aligns with the proposed scheme amendment and updated state planning framework and includes the following:

- Objectives for considering short term rental accommodation uses.
- Car parking requirements.
- Prescribes information to be included in Management Plans in support of applications, including matters related to house rules, check-in and out procedures and waste management.

Scan the code to
complete the online
submission form

