

Our ref: TPS/3311
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Chief Executive Officer
Shire of Murray
PO Box 21
PINJARRA WA 6208

Transmission via electronic mail to: mailbag@murray.wa.gov.au

Dear Sir/Madam

SHIRE OF MURRAY LOCALPLANNING SCHEME NO. 4 AMENDMENT NO. 329

The Western Australian Planning Commission (Commission) has considered the amendment and submitted its recommendation to the Minister in accordance with section 87(1) of the *Planning and Development Act 2005* (the Act).

The Minister has approved the amendment in accordance with section 87(2)(a) of the Act.

In accordance with section 87(3) of the Act, the Commission will cause the approved amendment to be published in the *Government Gazette*.

The Commission has forwarded notice to the Department of Premier and Cabinet (attached) and it is the local governments' responsibility to make arrangements for the payment of any publication costs. The local government is required under section 87(4B) of the Act, and regulation 64 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, to publish the approved amendment, ensure that it is available to the public, and notify each person who made a submission.

For all payment and purchase order queries, please contact the Department of Premier and Cabinet on (08) 6552 6000. One signed set of the amending documents are returned for your records.

Please direct any queries about this matter to localplanningschemes@dplh.wa.gov.au

Yours sincerely



Ms Sam Boucher
Secretary
Western Australian Planning Commission

10/04/2026

Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

Shire of Murray
Local Planning Scheme No. 4 Amendment No. 329

File: TPS/3311

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the Shire of Murray Local Planning Scheme No. 4 on 8 April 2026 for the purpose of:

1. Replace 'Bed and Breakfast' with 'Hosted Short-Term Rental Accommodation' throughout the Scheme Text.
2. Delete all references to the following land uses throughout the Scheme Text:
 - Holiday Accommodation
 - Motel
 - Residential Hotel
3. Amend Table No.1: Zoning Table as follow.
 - (a) Insert in alphabetical order, under the 'Residential' Sub-Heading the following land use permissibility:
 - 'Hosted Short-Term Rental Accommodation' with the following land use permissibility:

1 Residential	P
2 Residential Development	P
3 Canal Development	P
4 Town Centre	P
5 Commercial	P
6 Industry	X
7 Hotel/Motel	X
8 Private Clubs	X
9 Private Recreation	X

10 Rural	P
11 Special Rural	P
12 Caravan/Chalet Park	X
13 Special Use	#
14 Special Development	P
15 Farmlet	P
16 Hills Landscape Protection	P
17 Special Residential	P
18 Service Commercial	X
19 N Industrial Development Nambeelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	P
21 Nambeelup Industrial Zone	X

- 'Unhosted Short-Term Rental Accommodation' with the following land use permissibility

1 Residential	A
2 Residential Development	A
3 Canal Development	A
4 Town Centre	D

5 Commercial	D
6 Industry	X
7 Hotel/Motel	X
8 Private Clubs	X
9 Private Recreation	X
10 Rural	D
11 Special Rural	D
12 Caravan/Chalet Park	X
13 Special Use	#
14 Special Development	D
15 Farmlet	D
16 Hills Landscape Protection	D
17 Special Residential	A
18 Service Commercial	X
19 N Industrial Development Nambeelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	D
21 Nambeelup Industrial Zone	X

(b) Insert in alphabetical order, under the “Traveling & Vacational” Sub-Heading the following land uses:

- 'Tourist and Visitor Accommodation' with the following land use permissibility:

1 Residential	A
2 Residential Development	A
3 Canal Development	X
4 Town Centre	D
5 Commercial	D
6 Industry	X
7 Hotel/Motel	P
8 Private Clubs	X
9 Private Recreation	X
10 Rural	A
11 Special Rural	X
12 Caravan/Chalet Park	X
13 Special Use	#
14 Special Development	D
15 Farmlet	X
16 Hills Landscape Protection	X
17 Special Residential	X
18 Service Commercial	X

19 N Industrial Development Nambeelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	X
21 Nambeelup Industrial Zone	X

4. Amend Table No.2 'Non-residential Development Standards' by including in alphabetical order 'Tourist and Visitor Accommodation' as follows:

Use / Development	Setbacks			Site Coverage	Landscaping	Car Parking Requirements	Special Remarks
	Front	Side	Rear				
Tourist and Visitor Accommodation	*	*	*	*	*	1 bay per 4 persons the Accommodation is designed to accommodate, plus 1 bay per employee	*

5. Insert 'Unhosted Short Term Rental Accommodation' as a 'D' Use within Schedule 4 wherever a 'Single House' appears as a Permitted Use.
6. Insert 'Unhosted Short Term Rental Accommodation' as a 'D' Use within Schedule 5 wherever a 'Single House' appears as a Permitted Use.
7. Amend Schedule 5 - "Portion of Part ML 17 being Lots 1 to 44, known as the River Resort, South Yunderup" by including the following in column B in place of Motel:
- (d) Tourist and Visitor Accommodation
8. Amend Schedule 5 - "Lot 11 & 12 Nambeelup Road Nambeelup by including the following in column B in place of resort hotel/motel:
- 3(v)(a) Tourist and Visitor Accommodation
9. Amend Schedule 5 - "Pt Lots 100 & 101 Pinjarra Road, Mandurah" by including the following in column B:

2(a)

- Tourist and Visitor Accommodation
- Unhosted Short Term Rental Accommodation in place of 'Holiday Accommodation'

10. Amend Schedule 5 – “Lot 5 Corio Road, North Dandalup” by including the following in column B:

2(a)

- Unhosted Short Term Rental Accommodation

2(b)

- Tourist and Visitor Accommodation

11. Insert 'Unhosted Short Term Rental Accommodation' as a 'A' Use within Schedule 10 – Special Residential Zone wherever a 'Single House' or 'Single Residential' appears as a Permitted Use.

12. Insert 'Hosted Short Term Rental Accommodation' as a 'P' Use within Schedule 10 – Special Residential Zone wherever a 'Single House' or 'Single Residential' appears as a Permitted Use.

13. Amend 'Appendix 1 - Interpretations' as follows

(g) Amend the definition for 'Chalet' to:

"means a building that —

- (a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and
- (b) forms part of –
 - (i) tourist and visitor accommodation; or
 - (ii) a caravan park;and
- (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period."

(h) Amend the definition for 'Roadhouse' to:

“means premises that has direct access to a State road other than a freeway and which provides the services or facilities provided by a freeway service centre and may provide any of the following facilities or services —

- (a) a full range of automotive repair services;
- (b) wrecking, panel beating and spray painting services;
- (c) transport depot facilities;
- (d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12month period;
- (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;”

(i) Insert the following land use terms and definitions into 'Appendix 1 Interpretations' in appropriate alphabetical order:

'Cabin'

"means a building that –

- (a) is an individual unit other than a chalet; and
- (b) forms part of –
 - (i) tourist and visitor accommodation; or
 - (ii) a caravan park; and
- (c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period."

'Tourist and Visitor Accommodation':

- (a) means a building, or a group of buildings forming a complex, that —
 - (i) is wholly managed by a single person or body; and
 - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
 - (iii) may include on-site services and facilities for use by guests; and
 - (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and
- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- (c) does not include 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) hosted short-term rental accommodation;
 - (iv) a lodging-house as defined in the *Health (Miscellaneous Provisions) Act 1911* section 3(1);
 - (v) a park home park;
 - (vi) a retirement village as defined in the *Retirement Villages Act 1992* section 3(1);
 - (vii) a road house;
 - (viii) workforce accommodation.

D MCLARTY
PRESIDENT

D UNSWORTH
CHIEF EXECUTIVE OFFICER