

LOCAL PLANNING SCHEME NO. 4

AMENDMENT NO. 329

April 2025



**PLANNING AND DEVELOPMENT ACT, 2005
RESOLUTION TO PREPARE
AMENDMENT TO A LOCAL PLANNING SCHEME**

**SHIRE OF MURRAY
LOCAL PLANNING SCHEME NO. 4
AMENDMENT NO. 329**

RESOLVED that the Local Government, pursuant to section 75 of the *Planning and Development Act 2005* amend the above Local Planning Scheme by:

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	D
2 Residential Development	D
3 Canal Development	D
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	D
18 Service Commercial	X
19 N Industrial Development Nambelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	D
21 Nambelup 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	X
2 Residential Development	X
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 'D' 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
- (a) 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;*
- (c) and 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."*
- (b) 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 12-month period;*
- (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;"*

(c) 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.

The Amendment is 'standard' under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- It will have minimal impact on land in the scheme area that is not the subject of the amendment; and
- It does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this 23rd day of April 2025.

CHIEF EXECUTIVE OFFICER

REPORT

- | | |
|--|---|
| 1. LOCAL AUTHORITY | Shire of Murray |
| 2. DESCRIPTION OF TOWN
PLANNING SCHEME: | Local Planning Scheme No. 4 |
| 3. TYPE OF SCHEME: | Local Planning Scheme |
| 4. SERIAL NO. OF AMENDMENT: | Amendment No. 239 |
| 5. PROPOSAL: | Initiating an Amendment to insert a Short
Term Rental Accommodation (STRA)
provisions |

1.0 Introduction

Amendment No.329 seeks to amend LPS4 to complement and align with new 'deemed' STRA land uses and 'model' STRA land use classes, consistent with the amended LPS Regulations.

Given that STRA has been operating successfully within the Shire without the requirement for a development approval, it is proposed to generally continue with a business-as-usual approach by exempting unhosted STRA from development approval by way of a new local planning policy. For Dwellingup, where there is a critical shortage of housing for permanent residential accommodation, the exemption is not proposed to apply and the policy will provide guidance on how the Shire will exercise discretion for development applications for new STRA in Dwellingup. The proposed changes to LPS4 are not retrospective and so existing registered STRA will be permitted to continue.

2.0 Background

What is Short-Term Rental Accommodation?

Short-Term Rental Accommodation (STRA) refers to the practice of renting property, or part of a property, to paying guests for stays of up to three months (90 nights) in duration. This type of accommodation, which is usually booked through online platforms, is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. STRA is either 'hosted' – where the host lives on the property during the short-term stay, or 'unhosted' - where guests have exclusive use of an entire dwelling, which could include a house, villa or apartment.

Changes to the Planning Framework

With the rising emergence of online booking platforms, there has been a lack of clarity on how STRA should be approached, including whether it should be a stand-alone land use category for the purpose of statutory controls under local planning schemes. This has led to inconsistency between local government areas as well as challenges in those areas where tourism accommodation and local housing issues require more strategic consideration.

In November 2023, the Western Australian Planning Commission (WAPC) released its 'Position Statement: Planning for Tourism and Short-Term Rental Accommodation' (Position Statement), and associated Guidelines, which provides recommendations to better regulate STRA as a land use in the State planning system. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry 'Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia.' This included development of a state-wide registration scheme for STRA administered by the Department of Energy, Mines, Industry Regulation and Safety, as well as a State led incentive scheme to encourage the transition of properties from the short to long term rental market. In September 2024, amendments to the 'Planning and Development (Local Planning Scheme) Regulations 2015' (the 'LPS Regulations') were introduced to support the implementation of the Position Statement. The amendments are listed as follows:

- New and revised definitions to ensure STRA is considered a dedicated land use class in local planning schemes;
- State-wide development approval exemption for 'Hosted STRA'
- A 90-night (cumulative) development approval exemption for 'Unhosted STRA' within the Perth metropolitan region;
- The ability for local governments outside of the Perth metropolitan region to decide on how they treat unhosted STRA in their local planning frameworks; and
- Revised tourism land uses that can be adopted into local planning schemes.

Statewide Register

In July 2024, the state-wide STRA Register (the Register) came into effect, being implemented to gather information on the STRA sector in Western Australia (WA), in accordance with the 'Short Term Rental Accommodation Act 2024'. The information collected from the Register will be used to enable data driven decision making, allowing for more informed policy and regulatory responses to be made. As of 1 January 2025, it has been a mandatory requirement that all STRA operating within WA must be registered with the State government.

As part of the registration process, the STRA provider must indicate if development approval has been obtained. STRA owners must comply with all existing local planning laws, which may include the requirement for development approval. Failure to obtain development approval, where it is required, may result in cancellation or suspension of a property's STRA registration.

The state-wide registration scheme, in conjunction with the amended LPS Regulations, form a key part of the State Government's commitment to ensure there is fair and consistent regulation and management of STRA across the State's planning system.

At the time of writing this Report, a total of 104 properties within the Shire have been registered on the State Government's STRA Registrar. Of these 104 properties:

- 29 properties are registered as Hosted STRA; and
- 75 properties are registered as Unhosted STRA.

Mandatory Changes to Local Planning Schemes

The WAPC's Planning Bulletin 115/2024 (Bulletin 115), published in September 2024, provides a summary of local planning scheme expectations moving forward to ensure consistency with the 'Deemed Provisions' of the amended LPS Regulations. In accordance with this Planning Bulletin, the following amendments to local planning schemes are required:

- Introduce new 'Hosted Short-Term Rental Accommodation' deemed use class, to replace 'Bed and Breakfast' where applicable. Assign as a 'P' (Permitted) use permissibility in all zones where any type of dwelling is capable of approval, to reflect the new state-wide exemption.
- Introduce new 'Unhosted Short-Term Rental Accommodation' deemed use class, to replace 'Holiday Accommodation' and similar, where applicable. Assign as a 'D' (Discretionary) or 'A' (Discretionary after advertising) permissibility in all zones where any type of dwelling is capable of approval, 'P' in Tourism zones, and 'X' in remaining zones, to reflect direction in the WAPC's Position Statement.

Shire of Murray's approach to STRA

To date, the Shire has considered STRA to fit within the definition of a dwelling, rather than a separate land use category and development approval for a change of use of an existing dwelling has not been required under the LPS4. Control of STRA has instead been managed under the Shire's Health Local Laws 2018, which required registration and provision of a management plan to address matters that protect the residential amenity.

With the introduction of the Statewide register, the Shire can no longer accept registration of STRA under its local law. Consequently, the local law is currently being modified to ensure consistency with State legislation. The requirement to provide a management plan is however being retained within the local law.

3.0 Amendment Type

As per Part 5 of the Regulations, there are several amendment types: basic, standard and complex. These are defined in Part 5, Division 1, Regulation 34.

Regulation 35(2) requires the local government to specify in its resolution to prepare or adopt an amendment what type of amendment it is, as well as the explanation for forming that opinion.

This proposed amendment is a 'standard' amendment, under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it is

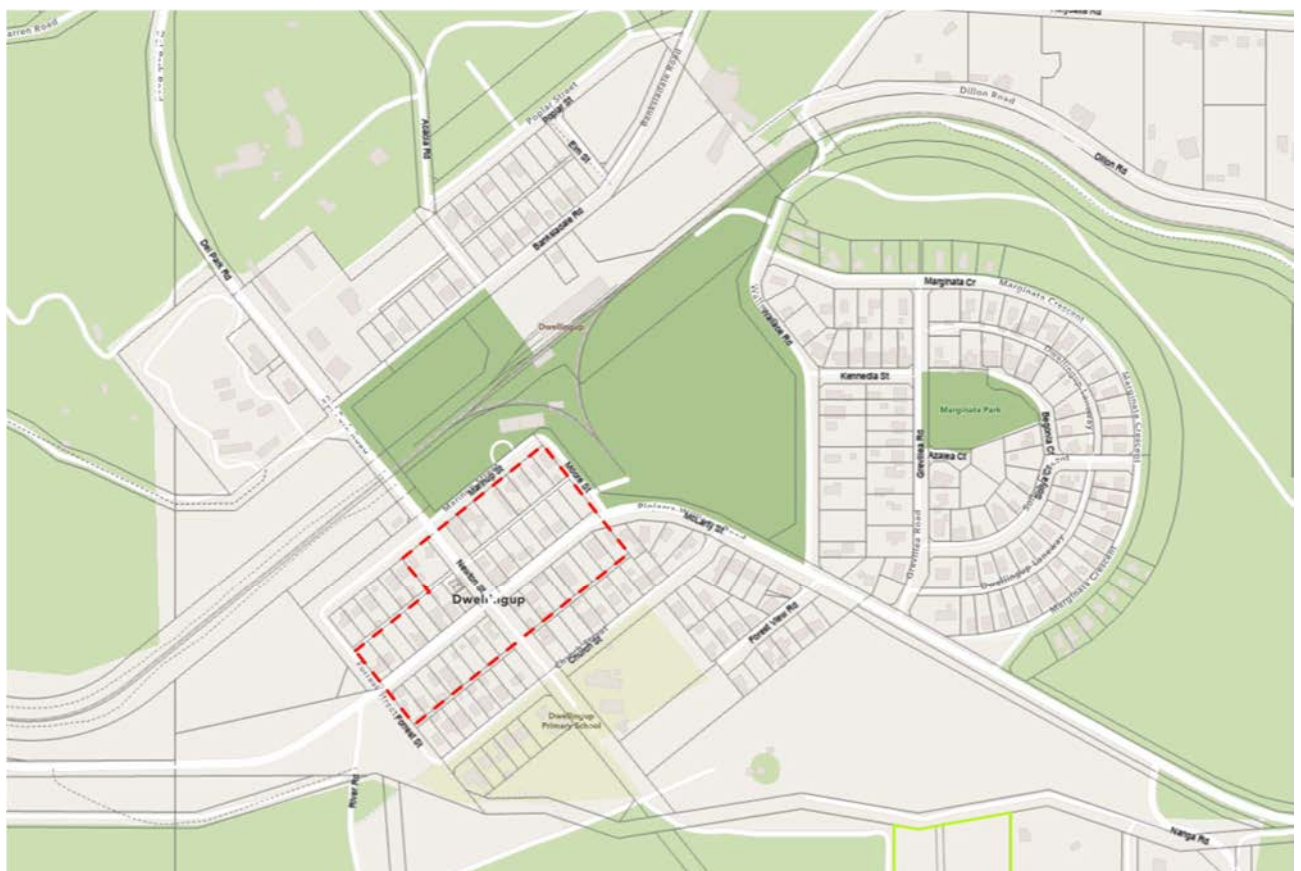
- will have minimal impact on land in the scheme area that is not the subject of the amendment; and
- does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

4.0 Town Planning Context

4.1 Unhosted STRA Local Planning Policy

In conjunction with Amendment 329 a new Unhosted STRA Local Policy has been prepared. This policy is necessary to exempt the requirement for approval for Unhosted STRA. It will also aim to provide guidance on new Unhosted STRAs within Dwellingup where there is an issue with STRA's absorbing existing housing stock. The Policy proposes to require approval for new Unhosted STRAs within Dwellingup and limit new ones to the Town Centre core, where there is less opportunity for residential amenity impacts as well as locating visitors closer to services and amenities.

Council is advocating for expansion of the residential area of Dwellingup. It is intended to preclude STRA from such areas. The draft policy is set out in Appendix 1.



1. Location Plan for new 'Unhosted STRA' in Dwellingup

4.2 Dwellingup Futures Roadmap (Roadmap)

A key element of the Roadmap was to review requirements on casual short-stay accommodation in Dwellingup. A balanced approach has been provided in the draft Policy which seeks to limit new Unhosted STRA to the town centre of Dwellingup.

5.0 Proposal

The purpose of this Scheme Amendment is to amend LPS 4 by:

1. Replacing '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	D
2 Residential Development	D
3 Canal Development	D
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	D
18 Service Commercial	X
19 N Industrial Development Nambelup	REFER TP CLAUSE 5.2.4
19 P Industrial Development Pinjarra	X
20 Cluster Farm	D
21 Nambelup 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	X
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2 Residential Development	X
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	X

Industrial Development Pinjarra	
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
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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 'D' 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
- (d) 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;*
- (c) and 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."*
- (e) 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;*
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- (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 12-month period;*
- (e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;"*
- (f) 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
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 - (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.

6.0 Justification

- The Shire is required to update its Local Planning Scheme No.4 (LPS4) to accommodate Short Term Rental Accommodation (STRA) related land uses.
- Given that STRA has mainly been operating successfully within the Shire without the requirement for a development approval, it is proposed to continue with a business-as-usual approach by generally exempting STRA from development approval by way of a new Local Planning Policy.
- This exemption is not proposed to apply to new STRA in Dwellingup however, where there is growing issue with STRA absorbing available permanent housing stock

7.0 Conclusion

The proposed Amendment will ensure that the Shire meets its statutory obligations whilst causing minimal disruption to the current situation. It also provides Council with the opportunity to have a greater level of control in Dwellingup, where STRA is having an impact on the availability of housing for long term residents.

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20 Cluster Farm	P
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- 'Unhosted Short-Term Rental Accommodation' with the following land use permissibility

1 Residential	A
2 Residential Development	A
3 Canal Development	A
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5 Commercial	D
6 Industry	X
7 Hotel/Motel	X
8 Private Clubs	X
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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;

(c) and 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 12-month period;

(e) facilities for being a muster point in response to accidents, natural disasters and other emergencies;"

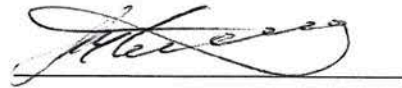
- (i) Insert the following land use terms and definitions into 'Appendix 1 - Interpretations' in appropriate alphabetical order:

- '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.

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Murray at the Ordinary Meeting of the Council held on the 23rd day of April 2025.



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Murray at the Ordinary Meeting of the Council held on the 23rd day of April 2025, proceed to advertise this Amendment.



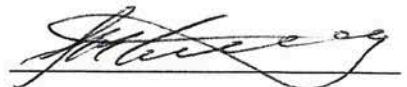
SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Murray at the Ordinary Meeting of the Council held on the 18th day of December 2025 and the Common Seal of the Shire of Murray was hereunto affixed by the authority of a resolution of the Council in the presence of:



SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)



DELEGATED UNDER S.16 PLANNING
AND DEVELOPMENT ACT 2005

DATE... 23 / 3 / 2026

Approval Granted

.....
MINISTER FOR PLANNING

DATE.....

It is hereby certified that this is a true copy of the
Scheme/Amendment, final approval to which was
endorsed by the Minister for Planning on 8/4/2026

Certified by 

Officer of the Commission Duty authorised pursuant
to Section 24 of the Planning and Development Act
2005 and Regulation 32(3) Scheme and Regulation
63(3) (Amendment) of the Planning and Development
(Local Planning Scheme) Regulations 2015.




**Shire of
Murray**

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