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Short Term Rental Accommodation Scheme Amendment Report

COVER PAGE



Shire of Manjimup Local Planning Scheme No. 4

Amendment No. 33

Summary of Amendment Details

Update scheme text to introduce new and revised land use classes and general definitions to facilitate State Government reforms for short-term rental accommodation.

FORM 2A

**Planning and Development Act 2005
RESOLUTION TO ADOPT AMENDMENT
TO LOCAL PLANNING SCHEME**

***Shire of Manjimup Local Planning Scheme No 4
Amendment 33***

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

1. In schedule One 'Land Use Definition':

A. Delete the definitions for:

- *short-stay*
- *short stay accommodation and tourism development*
- *bed and breakfast;*
- *holiday accommodation;*
- *holiday house;*
- *guesthouse*
- *farm stay;*
- *low-impact tourist development – short stay*
- *motel;*
- *serviced apartment;*
- *tourist resort;*
- *eco-tourist facility – short stay.*

B. Amend the general definition for *cabin* to:

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*

C. Amend the general 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*

D. Amend the existing land use term for *road house* by inserting and:

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. Insert the definition for *tourist and visitor accommodation* as per Schedule 1 – Model Provisions with the replacement of Workforce Accommodation with Rural Workers Accommodation.

2. In table 1 'Zoning Table' insert in alphabetical order the following land uses and permissibility:

- A. *hosted short-term rental accommodation*; designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.
- B. *unhosted short-term rental accommodation*; designate as P uses in Town Centre and Tourist Enterprise zones, X use in Priority Agriculture, Bushland Protection, Industry and Caravan Park, and A use in all other zones.
- C. *tourist and visitor accommodation* and designate as 'P' in Tourist Enterprise, 'D' in Town Centre and Caravan Park zones, A in Priority Agriculture, General Agriculture, and Rural Small Holdings and Rural Conservation zones and 'X' in all other zones

3. In Table 1 'Zoning Table', delete all references to:

- A. *bed and breakfast*;
- B. *cabin*;
- C. *chalet*
- D. *eco-tourist facility*
- E. *holiday accommodation*;
- F. *holiday house*;
- G. *guest house*
- H. *motel*;
- I. *low impact tourist accommodation – short stay*
- J. *serviced apartment*; and
- K. *tourist resort*.

4. Delete reference to Short – stay in clause 4.15.1 and replace with tourism, 4.15.2(i).
5. Delete reference to guesthouses, motels and bed and breakfast accommodation in clause 4.11.2(ii)
6. In Table 2: Car Parking Requirements delete references to:
 - A. Motel and replace with tourist and visitor accommodation;
 - B. Dry cleaning/Laundry
 - C. Health Centre;
 - D. Liquor Store;
 - E. Public Amusement.
7. Amend Clause 5.41.2.2(ii) Development Standards to remove the term short-stay and replace with a period or periods not exceeding a total of 3 months in any 12-month period.
8. Remove Low-Impact Tourism Accommodation – Short Stay from the text by:
 - A. Replace Low-Impact Tourist Accommodation – Short-Stay with tourist and visitor accommodation throughout the Scheme including clauses: 4.4.2(iii), 4.5.2(iii), 5.34.2.4(4)(f), 5.37.3.1(x), 5.38.3.10, Schedule Six – Special Use Zone. 8, Schedule Nineteen (cl 6.5) No. 20.
 - B. Delete ‘low-impact tourist accommodation – short stay’ from cl.5.38.1.2(ii).
9. Delete Clauses 5.32.2.1(iii)(e) and 5.41.2.2(v) Low-Impact Tourist Accommodation – Short Stay and 5.41.3 Holiday Accommodation and renumber other clauses within these sections accordingly.
10. In Schedule Five – Tourist Enterprise amend as per the table below

<i>Zone Identification</i>	<i>Special Use Zone Permitted Uses</i>	<i>Conditions of Use</i>
<i>Tourist Enterprise Zone No. 1</i>	<i>Replace Bed and Breakfast Accommodation with hosted short-term rental accommodation Replace Chalets with tourist and visitor accommodation</i>	<i>2. Replace Bed and Breakfast Accommodation with hosted short-term rental accommodation</i>
<i>Tourist Enterprise Zone No. 2</i>	<i>Delete Holiday Accommodation Replace Chalets and Cabins with tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.3</i>	<i>Delete Chalets, Holiday Accommodation, Public Amusement, Resort, Rural Use, Sports Grounds and Stables</i>	

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	<i>Include tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.4</i>	<i>Delete Chalets, Holiday Accommodation and Guesthouse</i> <i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.5</i>	<i>Delete Chalets, Holiday Accommodation and Guesthouse</i> <i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.6</i>	<i>Delete Chalets, Holiday Accommodation and Guesthouse</i> <i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.7</i>	<i>Delete Chalets, Holiday Accommodation, Eco-tourist facility – short stay and Guesthouse</i> <i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	

11. In Schedule Six – Special Use amend as per the table below

<i>Zone Identification</i>	<i>Special Use Zone Permitted Uses</i>	<i>Conditions of Use</i>
<i>Special Use Zone No. 2</i>	<i>Delete Short Stay Accommodation and Tourism Development</i> <i>Include tourist and visitor accommodation</i>	
<i>Special Use Zone No. 5</i>	<i>Delete Holiday Accommodation</i> <i>Include unhosted short-term rental accommodation</i>	
<i>Special Use Zone No. 7</i>	<i>Replace Bed and Breakfast Accommodation with hosted</i>	

	<p><i>short-term rental accommodation</i></p> <p><i>Replace Home Holiday Accommodation with unhosted short-term rental accommodation</i></p>	
<p><i>Special Use Zone No. 8</i></p>	<p><i>Delete Holiday Accommodation, Guesthouse, Low-Impact Tourist Accommodation – Short-Stay and Eco-tourist facility – Short-Stay.</i></p> <p><i>Replace Bed and Breakfast Accommodation with hosted short-term rental accommodation</i></p> <p><i>Include tourist and visitor accommodation.</i></p>	

12. *In Schedule Eight – Planning Precinct Statements*

A. Clause 3.1 replace bed and breakfast/guest houses/holiday houses with unhosted short-term rental accommodation and/or hosted short-term rental accommodation

B. Clause 3.5 delete short-stay residential;

13. *In Schedule Nine – Additional Uses*

<i>Zone Identification</i>	<i>Additional Permitted Use</i>	<i>Conditions of Use</i>
<i>A1 Lot 65 Browns Road, Pemberton Lavender Farm</i>	<i>Replace Chalets with tourist and visitor accommodation</i>	
<i>A3 Nelson Location 10221 Bridge Road, Walpole</i>	<i>Replace Chalets with tourist and visitor accommodation</i>	
<i>A7 Lot 193 Guppy Street, Pemberton</i>	<i>Delete Holiday Accommodation</i> <i>Include tourist and visitor accommodation</i>	
<i>A8 Lot 6 Stirling Road, Big Brook, Pemberton.</i>	<i>Delete Holiday Accommodation</i> <i>Include tourist and visitor accommodation</i>	<i>Replace Bed and Breakfast facility with</i>

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		<i>hosted short-term rental accommodation</i>
<i>A10 Lot 2 Dean Street, Pemberton</i>	<i>Delete Chalets and Guesthouse Include tourist and visitor accommodation</i>	
<i>A11 Lot 4 on Diagram 57780 South Coast Highway Walpole</i>	<i>Delete Chalets. Include tourist and visitor accommodation</i>	

14. Undertake any other administrative and formatting edits as required

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The amendment is **standard** under the provisions of Regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

1. the amendment would have minimal impact on land in the scheme area that is not the subject of the amendment;
2. the amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
3. the amendment is not considered a complex or basic amendment.

Dated this Twelveth day of December 2024



(Chief Executive Officer)

Scheme Amendment Report

1. Introduction

The purpose of this amendment is to amend the Shire of Manjimup local planning scheme to implement the State Government's planning reforms for short-term rental accommodation.

This amendment is required to ensure alignment with new 'deemed' and 'model' land use classes and general definitions introduced into the state planning framework. Most significantly, it includes amendments to reflect the 'deemed' land use classes for 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation', along with removal of superseded land uses. The following report provides further detail and background information on these changes, including specific implications for the Shire.

2. Background

Short-Term Rental Accommodation (STRA) refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis. This type of accommodation is usually booked through online platforms and is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. The State Government has committed to various initiatives to deliver better regulation of the short-term rental accommodation sector.

In November 2023, the Western Australian Planning Commission released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement) and associated Guidelines. 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, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.

Alongside the registration scheme, which sits separately to the planning system and is mandatory for all STRA, amendments to planning regulations were flagged as a key part of the State Government's goal to ensure a fairer and more consistent treatment of STRA from both a legal and practical standpoint. The planning changes, which have triggered the need for the Shire to amend its scheme, aim to provide greater consistency across the state in relation to what approvals are needed for STRA proposals as well as how these uses are defined in local planning schemes.

Pemberton and Walpole are specifically mentioned within the Local Planning Strategy for attracting tourists and providing for a level of tourism accommodation associated with the natural landscape and recreational opportunities. As tourism activities increase across the whole of the Shire, additional accommodation will be required which should be located in strategic locations.

3. State Planning Framework

The State Government's planning reforms for short-term rental accommodation are being implemented predominantly through the *Planning & Development (Local Planning Schemes) Regulations 2015* (LPS Regulations), which in turn have been informed by policy direction provided through the Position Statement.

Position Statement

The Position Statement foreshadowed a series of amendments to the LPS Regulations with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA. Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for unhosted STRA within the Perth Metropolitan Area. The Position Statement also includes guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

LPS Regulations

The LPS Regulations are a key component of Western Australia's planning system comprising of three major parts:

- Regulations proper, which set out the process for preparing or amending a local planning scheme;
- 'Model' provisions, set out in Schedule 1, which are to be used by local governments in preparing or amending a local planning scheme; and
- 'Deemed' provisions, set out in Schedule 2, read automatically into all local planning schemes, and override any existing scheme provision to the extent of any inconsistencies. Where there is a conflict between these provisions and the scheme, the deemed provisions prevail.

Amendments to both Schedules 1 and 2 of these regulations have been made to facilitate the necessary planning changes of the State Government's short-term rental accommodation (STRA) reform initiatives, as envisaged by the Position Statement. These changes, most notably, include:

- i. new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;
- ii. new 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;
- iii. a new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing

land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;

- iv. a state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings); and
- v. a 90-night (cumulative) exemption within a 12-month period for 'unhosted' short-term rental accommodation in the Perth metropolitan area.

The implications for these changes to the Shire of Manjimup are detailed further in the following sections of this report.

4. Local Planning Context

Shire of Manjimup Local Planning Scheme No.4 (the Scheme) was gazetted in December 2010 and has provided orderly and proper planning since that time. However, to ensure compatibility and alignment with the Regulations and the deemed land use terms a number of amendments to the text are proposed with regards to Short Term Rental Accommodation land uses.

The permissibility of Holiday Houses in the Shire is prescribed through the zoning table and encourages those land uses to be located within Tourist Enterprise and Town Centre zones. In other zones this group of uses are discretionary and usually subject to public consultation and until recently a decision of Council.

Local Planning Policy 6.1.5 Holiday Accommodation provides development standards associated with the protection of the local amenity by requiring local manager details and emergency management plans have been considered by the operator.

Additional information is provided to potential new operators through an information sheet, which provides advice for bushfire prone areas and local management.

5. Proposed Amendment

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment relates to the introduction, modification and deletion of various land use and general definitions to the Shire's planning scheme. The new exemptions are also 'deemed' and as such are already operative, however this amendment does include changes to the zoning table to reflect the hosted STRA exemption as a permitted use.

Additional administrative changes have been proposed throughout the scheme that address car parking standards in addition to the replacement of the standard for a motel with tourist and visitor accommodation, other land uses have been removed, which are no longer defined in the scheme or contained within the zoning table.

In addition, the references to different types of holiday accommodation within the schedules have been proposed for amendment to align definitions within the current and proposed schedule 1.

Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the Shire's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being incorporated into scheme zoning tables to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the Shire's planning framework.

To implement the required changes, this amendment requires deletion of all references to the land use classes of *bed and breakfast* and *holiday house*, replaced with the new 'deemed' definitions of *hosted short-term rental accommodation* and *unhosted short-term rental accommodation*. This includes amending the Zoning Table and Definitions schedules of the scheme text accordingly.

In addition to the LPS Regulations, the Position Statement and Planning Bulletin 115 provide further direction for how STRA should be dealt with in local planning schemes from a permissibility standpoint. To reflect these requirements, this amendment proposes the following designations for these new land use classes:

- 'Hosted short-term rental accommodation' is proposed as a Permitted use in all zones where any type of 'dwelling' is capable of approval, to reflect the state-wide exemption in the 'deemed provisions';
- 'Unhosted short-term rental accommodation' is proposed to be designated as a Permitted use in Town Centre and Tourist Enterprise, Prohibited use in Priority Agriculture, Bushland Protection, Industry and Caravan Park, and Discretionary use subject to advertising in all other zones.

Aside from the above, where the uses of holiday house and bed and breakfast are referenced in other sections of the scheme text, these are to be cross-referenced accordingly.

Model 'Tourist and Visitor Accommodation' Land Use

A new model land use class of 'Tourist and Visitor Accommodation' has been introduced to supersede various traditional accommodation land use types (excluding 'hotel') and provide a clearer delineation between these uses and 'short-term rental accommodation'. In the context of the Shire's scheme, uses to be deleted through this change include:

- *Motel – specifically referenced in the new land use class definition;*
- *Serviced apartment – specifically referenced in the new land use class definition;*
- *guest house - directly replaced by the new use class*
- *Chalet - directly replaced by the new use class*
- *Cabin - directly replaced by the new use class;*
- *Low Impact Tourist Accommodation – Short Stay*
- *tourist resort - directly replaced by the new use class.*
- *Tourist development – directly replaced by the new use class; and*

It is proposed that Low – Impact Tourist Accommodation can be managed by limiting the number of persons able to be approved. For example a small sized priority

agricultural zoned property that may wish to have a small scaled horticultural production but is suited for a small number of cabins or chalets.

New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-stay accommodation', which has been removed to avoid confusion with new terms relating to 'short-term rental accommodation'. This has consequentially resulted in modifications to the general model terms of 'cabin' and 'chalet', as well as the land use term for 'road house'. The new model terms are proposed to be introduced into the scheme text through this amendment.

Through deletion of the general term 'short stay accommodation' it is proposed to insert into the scheme text the deleted model definition in-full wherever referenced, to replicate the changes made in the model provisions; this being:

accommodation for guests, on a commercial basis, either continuously or from time to time, with no guest accommodated for periods totalling more than 3 months in any 12-month period.

6. Conclusion

The proposed amendment to the Shire's scheme aligns with the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation. Appropriate development standards have been proposed with regards to the land use permissibility, car parking standards and a thorough review of the text to ensure consistent terms are used.

**Planning and Development Act 2005
RESOLUTION TO AMEND LOCAL PLANNING SCHEME**

***Shire of Manjimup Local Planning Scheme No, 4
Amendment 33***

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

1. In schedule One 'Land Use Definition':

A. Delete the definitions for:

- *short-stay*
- *short stay accommodation and tourism development*
- *bed and breakfast;*
- *holiday accommodation;*
- *holiday house;*
- *guesthouse*
- *farm stay;*
- *low-impact tourist development – short stay*
- *motel;*
- *serviced apartment;*
- *tourist resort;*
- *eco-tourist facility – short stay.*

B. Amend the general definition for *cabin* to:

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

C. Amend the general 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*
- D. Amend the existing land use term for *road house* by inserting and:
- 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. Insert the definition for *tourist and visitor accommodation* as per Schedule 1 – Model Provisions with the replacement of Workforce Accommodation with Rural Workers Accommodation.
2. In table 1 'Zoning Table' insert in alphabetical order the following land uses and permissibility:
- A. *hosted short-term rental accommodation*; designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.
 - B. *unhosted short-term rental accommodation*; designate as P uses in Town Centre and Tourist Enterprise zones, X use in Priority Agriculture, Bushland Protection, Industry and Caravan Park, and A use in all other zones.
 - C. *tourist and visitor accommodation* and designate as 'P' in Tourist Enterprise, 'D' in Town Centre and Caravan Park zones, A in Priority Agriculture, General Agriculture, Rural Small Holdings and Rural Conservation zones and 'X' in all other zones
3. In Table 1 'Zoning Table', delete all references to:
- A. *bed and breakfast*;
 - B. *cabin*;
 - C. *chalet*
 - D. *eco-tourist facility*
 - E. *holiday accommodation*;
 - F. *holiday house*;
 - G. *guest house*
 - H. *motel*;
 - I. *low impact tourist accommodation – short stay*
 - J. *serviced apartment*; and
 - K. *tourist resort*.
4. Delete reference to *Short – stay* in clause 4.15.1 and replace with *tourism*, 4.15.2(i).
5. Delete reference to *guesthouses, motels and bed and breakfast accommodation* in clause 4.11.2(ii)

6. In Table 2: Car Parking Requirements delete references to:
- A. Motel and replace with tourist and visitor accommodation;
 - B. Dry cleaning/Laundry
 - C. Health Centre;
 - D. Liquor Store;
 - E. Public Amusement.
7. Amend Clause 5.41.2.2(ii) Development Standards to remove the term short-stay and replace with a period or periods not exceeding a total of 3 months in any 12-month period.
8. Remove Low-Impact Tourism Accommodation – Short Stay from the text by:
- A. Replace Low-Impact Tourist Accommodation – Short-Stay with tourist and visitor accommodation throughout the Scheme including clauses: 4.4.2(iii), 4.5.2(iii), 5.34.2.4(4)(f), 5.37.3.1(x), 5.38.3.10, Schedule Six – Special Use Zone. 8, Schedule Nineteen (cl 6.5) No. 20.
 - B. Delete 'low-impact tourist accommodation – short stay' from cl.5.38.1.2(ii).
9. Delete Clauses 5.32.2.1(iii)(e) and 5.41.2.2(v) Low-Impact Tourist Accommodation – Short Stay and 5.41.3 Holiday Accommodation and renumber other clauses within these sections accordingly.
10. In Schedule Five – Tourist Enterprise amend as per the table below

<i>Zone Identification</i>	<i>Special Use Zone Permitted Uses</i>	<i>Conditions of Use</i>
<i>Tourist Enterprise Zone No. 1</i>	<i>Replace Bed and Breakfast Accommodation with hosted short-term rental accommodation</i> <i>Replace Chalets with tourist and visitor accommodation</i>	<i>2. Replace Bed and Breakfast Accommodation with hosted short-term rental accommodation</i>
<i>Tourist Enterprise Zone No. 2</i>	<i>Delete Holiday Accommodation</i> <i>Replace Chalets and Cabins with tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.3</i>	<i>Delete Chalets, Holiday Accommodation, Public Amusement, Resort, Rural Use, Sports Grounds and Stables</i> <i>Include tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.4</i>	<i>Delete Chalets, Holiday Accommodation and Guesthouse</i>	

	<i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.5</i>	<i>Delete Chalets, Holiday Accommodation and Guesthouse</i> <i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.6</i>	<i>Delete Chalets, Holiday Accommodation and Guesthouse</i> <i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	
<i>Tourist Enterprise Zone No.7</i>	<i>Delete Chalets, Holiday Accommodation, Eco-tourist facility – short stay and Guesthouse</i> <i>Include unhosted short-term rental accommodation and tourist and visitor accommodation</i>	

11. In Schedule Six – Special Use amend as per the table below

<i>Zone Identification</i>	<i>Special Use Zone Permitted Uses</i>	<i>Conditions of Use</i>
<i>Special Use Zone No. 2</i>	<i>Delete Short Stay Accommodation and Tourism Development</i> <i>Include tourist and visitor accommodation</i>	
<i>Special Use Zone No. 5</i>	<i>Delete Holiday Accommodation</i> <i>Include unhosted short-term rental accommodation</i>	
<i>Special Use Zone No. 7</i>	<i>Replace Bed and Breakfast Accommodation with hosted short-term rental accommodation</i> <i>Replace Home Holiday Accommodation with unhosted</i>	

	<i>short-term rental accommodation</i>	
<i>Special Use Zone No. 8</i>	<p><i>Delete Holiday Accommodation, Guesthouse, Low-Impact Tourist Accommodation – Short-Stay and Eco-tourist facility – Short-Stay.</i></p> <p><i>Replace Bed and Breakfast Accommodation with hosted short-term rental accommodation</i></p> <p><i>Include tourist and visitor accommodation</i></p>	

12. *In Schedule Eight – Planning Precinct Statements*

- A. *Clause 3.1 replace bed and breakfast/guest houses/holiday houses with unhosted short term rental accommodation and/or hosted short term rental accommodation*
- B. *Clause 3.5 delete short-stay residential;*

13. *In Schedule Nine – Additional Uses*

<i>Zone Identification</i>	<i>Additional Permitted Use</i>	<i>Conditions of Use</i>
<i>A1 Lot 65 Browns Road, Pemberton Lavender Farm</i>	<i>Replace Chalets with tourist and visitor accommodation</i>	
<i>A3 Nelson Location 10221 Bridge Road, Walpole</i>	<i>Replace Chalets with tourist and visitor accommodation</i>	
<i>A7 Lot 193 Guppy Street, Pemberton</i>	<p><i>Delete Holiday Accommodation</i></p> <p><i>Include tourist and visitor accommodation</i></p>	
<i>A8 Lot 6 Stirling Road, Big Brook, Pemberton.</i>	<p><i>Delete Holiday Accommodation</i></p> <p><i>Include tourist and visitor accommodation</i></p>	<i>Replace Bed and Breakfast facility with hosted short-term rental accommodation</i>
<i>A10 Lot 2 Dean Street, Pemberton</i>	<p><i>Delete Chalets and Guesthouse</i></p> <p><i>Include tourist and visitor accommodation</i></p>	

<i>A11 Lot 4 on Diagram 57780 South Coast Highway Walpole</i>	<i>Delete Chalets. Include tourist and visitor accommodation</i>	
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14. *Undertake any other administrative and formatting edits as required*

FORM 6A

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Manjimup at the Ordinary Meeting of the Council held on the 12 day of December, 2024



MAYOR/SHIRE PRESIDENT



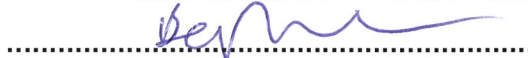
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Manjimup at the Ordinary Meeting of the Council held on the 12 day of December, 2024, proceed to advertise this Amendment.



MAYOR/SHIRE PRESIDENT



CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Manjimup at the Ordinary Meeting of the Council held on the _____ day of _____ 20____ and the Common Seal of the Shire of Manjimup was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR/SHIRE PRESIDENT

.....

CHIEF EXECUTIVE OFFICER
WAPC ENDORSEMENT (r.63)

.....

DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

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APPROVAL GRANTED

.....

MINISTER FOR PLANNING

DATE.....