

Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

Shire of Mundaring
Local Planning Scheme No. 4 Amendment No. 19

File: TPS/3242

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 Mundaring Local Planning Scheme No. 4 on 10 July 2025 for the purpose of:

1. In Schedule 1(2), 'Land Use Definitions':

A. Delete the land use definitions for:

- (a) Bed and Breakfast
- (b) Holiday Accommodation
- (c) Motel

B. Insert the definition for tourist and visitor accommodation as follows:

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;

C. Delete the definition for Hotel and replace with:

hotel means premises the subject of a hotel licence other than a small bar or tavern licence granted under the *Liquor Control Act 1988* including any betting agency on the premises;"

2. In Table 1 'Zoning Table' insert in alphabetical order the following land uses and permissibility:
 - A. Hosted short-term rental accommodation; designate as a 'P' use in the zones Residential, Town Centre, Local Centre, Rural Residential, Rural Small Holdings and General Agriculture, and 'X' use in Service Commercial and Light Industry.
 - B. Unhosted short-term rental accommodation; designate as a 'D' use in the zones Residential, Town Centre, Local Centre, Rural Residential, Rural Small Holdings and General Agriculture, and 'X' use in Service Commercial and Light Industry.
 - C. Tourist and visitor accommodation and designate as a 'D' use in General Agriculture, an 'A' use in Residential, Town Centre, Local Centre, Rural Residential, and Rural Small Holdings, and a 'X' use in Service Commercial and Light Industry.
3. In Table 1 'Zoning Table', delete all references to:
 - (a) Bed and Breakfast
 - (b) Holiday Accommodation
4. In Table 1 'Zoning Table', change the use class Hotel/Motel to Hotel.
5. In Part 5 (General Development Requirements) clause 5.7.19 'Bed and Breakfast', replace all reference to the land use Bed and Breakfast with hosted short-term rental accommodation.
6. In Table 2 'Car Parking Requirements for Various Uses':
 - A. Replace the land use Bed and Breakfast with hosted short-term rental accommodation. The car parking requirements remaining unchanged.
 - B. Add car parking requirements for the land use unhosted short-term rental accommodation, these being the same as those for hosted short-term rental accommodation.
 - C. Delete the car parking requirements for the land use Holiday Accommodation.
 - D. Replace the land use Motel with tourist and visitor accommodation. The car parking requirements remaining unchanged.
7. In Schedule 2 'Additional Uses' replace Holiday Accommodation with tourist and visitor accommodation for the following sites:
 - (a) No.9 - Lot 13 Leschenaultia Place, Chidlow
 - (b) No.11 - Lot 100 Great Eastern Highway, Mundaring
8. In Schedule 4 'Special Use Zones' number 32 (Lots 513 and 514 Great Eastern Highway, The Lakes) replace Motel with tourist and visitor accommodation.

9. In Schedule 4 'Special Use Zones' replace Holiday Accommodation with tourist and visitor accommodation for the following sites:

- (a) No.14 - Lot 87 Falls Road, Hovea
- (b) No.15 - Lot 80 Richardson Road, Hovea
- (c) No.18 - Portion of Lot 1 Great Eastern Highway, Mahogany Creek
- (d) No.28 - Lot 1037 Hall Road, Mundaring
- (e) No.31 - Lots 41, 42, 45, 46, 307, 17966 and 26063 Coothallie Road, Chidlow

P MCNEIL
PRESIDENT

J WHITEAKER
CHIEF EXECUTIVE OFFICER