

Schedule of Modifications to Local Planning Scheme Amendments – Direction from the Minister for Planning

MODIFICATION DIRECTED BY THE MINISTER FOR PLANNING IN ACCORDANCE WITH SECTION 83A – CONSENT TO ADVERTISE			
Local Planning Scheme	Current Scheme Text	Proposed Scheme Amendment Text	Modification as directed by the Minister for Planning
CPS 2 Schedule 1 – Scheme Use Areas ‘Town Centre’	Town Centre Scheme use areas cover parts of Precincts P10 West Perth and P14 Goderich. While the Town centres should have the potential to accommodate a range of commercial and residential uses, it is intended that they be identified principally as shopping/service nodes serving the needs of residents and workers in surrounding areas and generally functioning at a smaller, more localised scale than the retail precincts of the central city. The centres, both of which are focused on	<i>No change proposed</i>	Town Centre Scheme use areas cover parts of Precincts P10 West Perth and P14 Goderich. While the Town centres should have the potential to accommodate a range of commercial and residential uses, it is intended that they be identified principally as shopping/service nodes serving the needs of residents and workers in surrounding areas and generally functioning at a smaller, more localised scale than the retail precincts of the central city. The centres, both of which are focused on portions of Hay Street, should have a distinct “main street” focus with continuous shopfronts enhancing the pedestrian environment along the primary street frontage. Preferred uses abutting Hay Street are therefore those in the Hosted Short-Term Rental Accommodation, Retail (Local and

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	portions of Hay Street, should have a distinct “main street” focus with continuous shopfronts enhancing the pedestrian environment along the primary street frontage. Preferred uses abutting Hay Street are therefore those in the Retail (Local and General), Dining, and Business Services categories. Although some other uses such as Special Residential may be favourably regarded on this frontage if compatible with the desired character of the centre, contemplated use group categories include Community and Cultural, Entertainment, Mixed Commercial, Industry (Service and Cottage). These and many more may be considered appropriate at other		General), Dining, and Business Services categories. Although some other uses such as Special Residential may be favourably regarded on this frontage if compatible with the desired character of the centre, contemplated use group categories include Community and Cultural, Entertainment, Mixed Commercial, Industry (Service and Cottage). These and many more may be considered appropriate at other locations within the centre i.e. rear ground floor tenancies, upper or lower levels and on street frontages other than Hay Street.
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	locations within the centre i.e. rear ground floor tenancies, upper or lower levels and on street frontages other than Hay Street.		
CPS 2 Schedule 1 – Scheme Use Areas 'Commercial'	Commercial Scheme use areas cover parts of Precinct P10 West Perth. It is intended that they continue to develop as general commercial areas accommodating a diverse mix of facilities and services. Preferred use groups include Office, Business Services, Mixed Commercial, Community and Cultural, Entertainment, Recreation and Leisure, Retail (Local), Dining, Industry (Cottage) and Healthcare 1.	<i>No change proposed</i>	Commercial Scheme use areas cover parts of Precinct P10 West Perth. It is intended that they continue to develop as general commercial areas accommodating a diverse mix of facilities and services. Preferred use groups include Hosted Short-Term Rental Accommodation, Office, Business Services, Mixed Commercial, Community and Cultural, Entertainment, Recreation and Leisure, Retail (Local), Dining, Industry (Cottage) and Healthcare 1. Most other use groups within the Commercial area are contemplated.

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	Most other use groups within the Commercial area are contemplated.				
CPS 2 Schedule 2, 'Use Group Categories'	<i>Hosted and Unhosted Short-Term Rental Accommodation are not currently included in CPS2.</i>	Hosted Short-Term Rental Accommodation has the same meaning given to it in clause 1 of the Deemed Provisions. Unhosted Short-Term Rental Accommodation has the same meaning given to it in clause 1 of the Deemed Provisions.		Hosted Short-Term Rental Accommodation - Unhosted Short-Term Rental Accommodation -	

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LPS26	Hosted and Unhosted Short-Term Rental Accommodation are not currently included in CPS2.	CATEGORY 8: SHORT-TERM RENTAL ACCOMMODATION Description: Short-term Rental Accommodation (STRA) refers to the practice of renting out a dwelling or part of a dwelling to paying guests for stays of up to three months in duration. 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, for example a whole house or apartment.	LAND USES 8A Hosted Short-term Rental Accommodation 8B Unhosted Short-term Rental Accommodation
Table 1: Land Use Categories		CATEGORY 8: SHORT-TERM RENTAL ACCOMMODATION Description: Includes hosted and unhosted short-term rental accommodation	LAND USES 8A Hosted Short-term Rental Accommodation 8B Unhosted Short-term Rental Accommodation

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LPS26 Clause 4.2.4	(a) This subclause applies only to Lots 1-85 Nos. 50-60 and Lots 1-79 No. 20 Royal Street, East Perth and for the purpose of this subclause, they shall be treated as a single lot and referred to as “the Lot”. (b) The Lot is to be developed and used for either Serviced Apartments or a Hotel or both with at least one or a combination of any of the following developments and uses: (i) Serviced Apartments; (ii) Hotel; (iii) Tavern; (iv) Office; (v) Restaurant;	(a) This subclause applies only to Lots 1-85 Nos. 50-60 and Lots 1-79 No. 20 Royal Street, East Perth and for the purpose of this subclause, they shall be treated as a single lot and referred to as “the Lot”. (b) The Lot is to be developed and used for either Serviced Apartments or a Hotel or both with at least one or a combination of any of the following developments and uses: (i) Serviced Apartments; (ii) Hotel; (iii) Tavern; (iv) Office; (v) Restaurant; (vi) Theatre/Cinema; (vii) Recreation facilities; (viii) Retail; and (ix) a use or development ancillary to those referred to in items (i)-(viii) above. (c) At least 2/3 of the total number of apartments and rooms are to be	(a) This subclause applies only to Lots 1-85 Nos. 50-60 and Lots 1-79 No. 20 Royal Street, East Perth and for the purpose of this subclause, they shall be treated as a single lot and referred to as “the Lot”. (b) The Lot is to be developed and used for either Multiple dwelling or a Hotel or both with at least one or a combination of any of the following developments and uses: (i) Multiple dwelling; (ii) Unhosted Short Term Rental accommodation (iii) Hotel; (iv) Tavern; (v) Office; (vi) Restaurant; (vii) Theatre/Cinema; (viii) Recreation facilities; (ix) Retail; and (x) a use or development ancillary to those referred to in items (i)-(viii) above. <i>Subclauses (c) to (e) deleted</i>
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	(vi) Theatre/Cinema; (vii) Recreation facilities; (viii) Retail; and (ix) a use or development ancillary to those referred to in items (i)-(viii) above. (c) At least 2/3 of the total number of apartments and rooms are to be developed and used for short stay accommodation. (d) The plans submitted for development approval in respect of the Lot are to identify the apartments and rooms which are to be developed and used for short stay accommodation. (e) In this subclause:	developed and used for short stay accommodation. (d) The plans submitted for development approval in respect of the Lot are to identify the apartments and rooms which are to be developed and used for short stay accommodation. (e) In this subclause: (i) Serviced Apartments means buildings which include self-contained units used for short stay accommodation together with associated office and service facilities, but the term does not include a hostel, hotel, a lodging house or other types of tourist and visitor accommodation; and (ii) Short Stay Accommodation means continuous accommodation of the same person for a period of up to 12 months.	
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	(i) Serviced Apartments means buildings which include self-contained units used for short stay accommodation together with associated office and service facilities, but the term does not include a hostel, a hotel, a motel or a lodging house; and (ii) Short Stay Accommodation means continuous accommodation of the same person for a period of up to 12 months.		
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LPS26 Clause 4.4.4	(a) this subclause applies only to Lots 1-62 No. 11 Regal Place, East Perth. (b) The Lot is to be developed and used for either Serviced Apartments or a Hotel or both with at least one or a combination of any of the following developments and uses: (i) Serviced Apartments; (ii) Hotel; (iii) Office; (iv) Restaurant; (v) a use or development ancillary to those referred to in items (i)-(iv) above. (c) In this subclause:	(a) this subclause applies only to Lots 1-62 No. 11 Regal Place, East Perth. (b) The Lot is to be developed and used for either Serviced Apartments or a Hotel or both with at least one or a combination of any of the following developments and uses: (i) Serviced Apartments; (ii) Hotel; (iii) Office; (iv) Restaurant; (v) a use or development ancillary to those referred to in items (i)-(iv) above. (c) In this subclause: (i) Serviced Apartments means buildings which include self-contained units used for short stay accommodation together with associated office and service facilities, but the term does not include a hostel, a hotel, a lodging house or other types of tourist and visitor accommodation; and (ii) Short Stay Accommodation means continuous accommodation of the	(a) this subclause applies only to Lots 1-62 No. 11 Regal Place, East Perth. (b) The Lot is to be developed and used for either Multiple dwelling or a Hotel or both with at least one or a combination of any of the following developments and uses: (i) Multiple dwelling; (ii) Unhosted Short Term Rental accommodation (iii) Hotel; (iv) Office; (v) Restaurant; (vi) a use or development ancillary to those referred to in items (i)-(iv) above. <i>Subclause (c) deleted</i>
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	(i) Serviced Apartments means buildings which include self-contained units used for short stay accommodation together with associated office and service facilities, but the term does not include a hostel, a hotel, a motel or a lodging house; and (ii) Short Stay Accommodation means continuous accommodation of the same person for a period of up to 12 months.	same person for a period of up to 12 months.	
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MODIFICATION DIRECTED BY THE MINISTER FOR PLANNING IN ACCORDANCE WITH SECTION 87 – FINAL APPROVAL																	
Local Planning Scheme	Scheme Amendment Text								Modification as directed by the Minister for Planning								
TPS4 Table 1 – Zoning Table	USE CLASSES	RESIDENTIAL R15 AND R20	RESIDENTIAL R30, R35, R45	RESIDENTIAL R80	TOWN CENTRE	COMMERCIAL/ RESIDENTIAL	NEIGHBOURHOOD MIXED USE	LOCAL CENTRE		USE CLASSES	RESIDENTIAL R15 AND R20	RESIDENTIAL R30, R35, R45	RESIDENTIAL R80	TOWN CENTRE	COMMERCIAL/ RESIDENTIAL	NEIGHBOURHOOD MIXED USE	LOCAL CENTRE
	Hosted Short-Term Rental Accommodation	P	P	P	-	-	P	-		Hosted Short-Term Rental Accommodation	P	P	P	-	-	P	-
	Tourist and Visitor Accommodation	X	D	D	-	-	D	-		Tourist and Visitor Accommodation	X	D	D	-	-	D	-
	Unhosted Short-Term Rental Accommodation	D	D	D	-	-	D	-		Unhosted Short-Term Rental Accommodation	A	A	A	-	-	D	-