



WAPC

Western
Australian
Planning
Commission

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BY: _____

Our ref: TPS/3326
Enquiries: Local Planning Schemes
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Chief Executive Officer
City of Perth
GPO Box C120
PERTH WA 6839

Transmission via electronic mail to: planning@cityofperth.wa.gov.au

Dear Sir/Madam

CITY OF PERTH CITY PLANNING SCHEME NO. 2 AMENDMENT NO. 53

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

Sam Boucher

Ms Sam Boucher
Secretary
Western Australian Planning Commission

5/02/2026

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Planning and Development Act 2005

APPROVED CITY PLANNING SCHEME AMENDMENT

City of Perth
City Planning Scheme No. 2 Amendment No. 53

File: TPS/3326

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 City of Perth City Planning Scheme No. 2 on 2 February 2026 for the purpose of:

1. Clause 15(2):
 - A. Insert the following additional use group categories:
 - (a) Hosted Short-Term Rental Accommodation
 - (b) Unhosted Short-Term Rental Accommodation.
2. In Schedule 1, Scheme Use Area – Description:
 - A. Amend the description of the City Centre Scheme use area by inserting the use groups Hosted Short-Term Rental Accommodation and Unhosted Short-Term Rental Accommodation after Special Residential.
 - B. Amend the description of Residential scheme use area by inserting the use group Hosted Short-Term Rental Accommodation in between the words Residential and Home Occupation, and Unhosted Short-Term Rental Accommodation after Special Residential.
 - C. Amend the description of Residential/Commercial scheme use area by inserting the use groups Hosted Short-Term Rental Accommodation in between the words Residential and Home Occupation, and Unhosted Short-Term Rental Accommodation after Special Residential.
 - D. Amend the description of Office/Residential scheme use area by inserting the use groups Hosted Short-Term Rental Accommodation and Unhosted Short-Term Accommodation after the words preferred use groups are Residential.
 - E. Amend the description of Town Centre scheme use area by inserting the use group Hosted Short-Term Rental Accommodation after the words preferred uses abutting Hay Street are therefore those in the,.
 - F. Amend the description of Commercial scheme use area by inserting the use group Hosted Short-Term Rental Accommodation after the words preferred use groups include.
3. In Schedule 2, Use Group Categories:
 - A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

- B. Amend the description for the Special Residential use group by replacing serviced apartment with tourist and visitor accommodation.

4. In Schedule 4, Definitions:

- A. Amend the definition for Hotel as per Schedule 1 – Model provisions for local planning schemes.

Hotel	means premises the subject of a hotel licence other than a small bar or tavern licence granted under the <i>Liquor Control act 1988</i> including any betting agency on the premises.
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- B. Delete the definitions for:

- i. Service Apartment; and
- ii. Short-Term Accommodation.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

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 one 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 <i>Land Tax Assessment Act 2002</i> section 38A(1); (ii) a caravan park; (iii) hosted short-term rental accommodation;
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	(iv) a lodging-house as defined in the <i>Health (Miscellaneous Provisions) Act 1911</i> section 3(1); (v) a park home park; (vi) a retirement village as defined in the <i>Retirement Villages Act 1992</i> section 3(1); (vii) a road house; (viii) workforce accommodation.
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5. In Schedule 3 'Use Group Table' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
unhosted short-term rental accommodation	C	C	C

B REYNOLDS
LORD MAYOR

M REYNOLDS
CHIEF EXECUTIVE OFFICER

City of Perth
City Planning Scheme
No. 2



Amendment No. 53

Amendment 53 to the City Planning Scheme No. 2

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CITY of PERTH

City of Perth

City Planning Scheme No. 2

Amendment No. 53

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.

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Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT
TO CITY PLANNING SCHEME**

City of Perth

*City of Perth City Planning Scheme No. 2**Amendment No. 53*

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 Clause 15(2):
 - A. Insert the following additional use group categories:
 - (a) 'Hosted Short-Term Rental Accommodation'; and
 - (b) 'Unhosted Short-Term Rental Accommodation'.
2. In Schedule 1, 'Scheme Use Area - Description':
 - A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.

3. In Schedule 2, 'Use Group Categories':

A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "hosted short-term rental accommodation" as</i> <i>"means any of the following —</i> <i>(a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;</i> <i>(b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;</i> <i>(c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement."</i>
Unhosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "unhosted short-term rental accommodation" as "means short-term rental accommodation that —</i> <i>(a) is not hosted short-term rental accommodation; and</i> <i>(b) accommodates a maximum of 12 people per night."</i>

B. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
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- B. Delete the definitions for:

- i. 'Serviced Apartment'; and
- ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

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;
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	(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;

5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

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 30th day of May 2025



(Chief Executive Officer)

Scheme Amendment Report

1.0 Introduction

The purpose of this amendment is to amend the City's local planning scheme to implement the State Government's planning reforms for Short-Term Rental Accommodation (STRA).

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 City.

2.0 Background

Short-Term Rental Accommodation 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 (WAPC) 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 the 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 City to amend its schemes, 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. The Minister for Planning has instructed local governments to amend local planning schemes to incorporate Planning Reform changes related to STRA by 1 July 2025.

At its meeting on 30 April 2024, Council resolved to seek approval from the Western Australian Planning Commission to advertise draft *Local Planning Scheme No. 3* (LPS3). As draft LPS3 will not meet the timeframes set out in the Minister for Planning's letter, officers from the DPLH have advised that the current local planning scheme is required to be amended to implement the STRA changes in accordance with the instructions from the Minister for Planning.

The City's *Local Planning Strategy*, endorsed by the WAPC on 30 May 2023, has set directions to increase the permanent residential population of Perth city, along with housing and household diversity, and to manage land use conflict between tourism and accommodation uses and other land uses. This amendment aligns with the direction of the *Local Planning Strategy*.

3.0 Planning Framework

3.1 State Planning Framework

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

3.1.1 Metropolitan Region Scheme

The subject land is zoned 'Central City Area' and 'Urban' under the Metropolitan Region Scheme (MRS). The subject land also includes several MRS reserves including 'Parks and Recreation', 'Public Purposes' and 'Civic Reserves'. This amendment has no implications on the existing MRS zoning of the subject land.

3.1.2 Position Statement: Planning for Tourism and Short-term Rental Accommodation

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.

3.1.3 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) are a key component of Western Australia's planning system comprising of three major parts:

- The LPS Regulations set out the process for preparing or amending a local planning scheme.
- Schedule 1 – Model provisions for local planning schemes, are to be used by local governments in preparing or amending a local planning scheme.
- Schedule 2 – Deemed provisions for local planning schemes, are to be 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 Schedules 1 and 2 of the LPS 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. The changes are summarised as:

- 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.
- 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.
- A new model land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA and consolidate several existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions.
- A state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings).

- A 90-night (cumulative) exemption within a 12-month period for ‘unhosted short-term rental accommodation’ in the Perth metropolitan area.

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

3.2 Local Planning Framework

3.2.1 City of Perth Local Planning Strategy

The City’s Local Planning Strategy (Strategy) was adopted in May 2023 to guide the growth and development of the city to 2036. It is the foundation document for the effective planning, management and delivery of development, infrastructure, facilities, places, and spaces.

Of relevance to this amendment, the Strategy identifies planning directions and actions to:

- Increase the permanent residential population of the city, along with housing and household diversity; and
- Manage land use conflict between tourism and accommodation uses and other land uses.

The State Government’s planning reforms for short-term rental accommodation will assist the City in delivering these planning directions, as they will help to manage the effects of tourism and short-term rental accommodation on the local housing market, including impacts on housing supply and the availability of dwellings for long-term rental.

The amendment will introduce ‘unhosted short-term rental accommodation’ as its own land use group, being classified as a ‘contemplated’ use. This will assist the City in fulfilling the action to better manage land use conflicts between tourism and short-term rental accommodation activities and other land uses, particularly permanent residences.

3.2.2 City Planning Scheme No. 2 (CPS2)

Land Use Categories

Under CPS2, land uses that have similar functional characteristics are grouped together as a single ‘use group category’. The use group categories are set out in Schedule 2 and each use group is assigned a singular land use permissibility in each scheme use area under Schedule 3 – Use Group Tables.

Currently under CPS2, short-term rental accommodation and tourist accommodation are included in the Special Residential use group, described as the following:

Use Group	Current CPS2 Definition
Special Residential	Premises providing short-term, temporary or specialised residential accommodation including: lodging house, hotel, serviced apartment.
Residential	Premises providing for long-term or permanent residential accommodation including: aged persons dwelling, caretaker’s dwelling, grouped dwelling, single house, multiple dwelling.

Land Use Permissibility

Under CPS2, a ‘P’ use is a ‘preferred use’ and a ‘C’ use is a ‘contemplated use’.

Clause 32 and 33 of CPS2 outlines the following provisions for the assessment of ‘preferred’ and ‘contemplated’ land uses:

Preferred	Where, in a precinct, a use group category is classified as a preferred use then, in considering an application involving a use from that category in that precinct, the local government – a) shall refuse the application if it involves a change of use prohibited by clause 35; and b) cannot otherwise refuse the application by reference to the proposal to begin or continue the preferred use. ‘Preferred’ uses do not require advertising and cannot be refused based on the merit of the land use.
Contemplated	The provisions of clause 67 of the Deemed Provisions apply to an application for a contemplated use. The local government may also require an application for a contemplated use to be advertised in accordance with clause 64 of the Deemed Provisions.

Data from the Department of Energy, Mines, Industry Regulation and Safety STRA Register (accessed 30 April 2025), shows there are 434 active STRA registrations within the City of Perth comprising of 376 Unhosted STRA and 58 Hosted STRA.

4.0 Proposed Amendment

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment seeks to introduce, modify and delete various land use and general definitions to the City’s planning scheme.

The new exemptions are also ‘deemed’ and as such are already operative, however this amendment does include changes to the use group tables to reflect:

- The Hosted STRA exemption as a preferred use.
- Unhosted STRA as a contemplated use, requiring an application for development approval if operating longer than the exempt 90 day period.

4.1 Deemed Short-Term Rental Accommodation Land Use Classes

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

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 to insert two new use groups, ‘hosted short-term rental accommodation’ and ‘unhosted short-term rental accommodation’, with the following designations for these new use groups:

- ‘Hosted short-term rental accommodation’ is proposed to be classified as a Preferred use in all scheme use areas where the ‘Residential’ use group is capable of approval, to reflect the state-wide exemption in the ‘deemed provisions’;
- ‘Unhosted short-term rental accommodation’ is proposed to be classified as a Contemplated use in all scheme use areas where the ‘Residential’ use group is capable of approval.

Aside from the above, where use groups are listed in other sections of the scheme text, these are introduced accordingly.

4.2 Model 'Tourist and Visitor Accommodation' Land Use

A new model land use class of 'tourist and visitor accommodation' has been introduced into the LPS Regulations Schedule 1 – Model provisions for local planning schemes. This definition supersedes various traditional accommodation land use types (excluding 'hotel') and provides a clearer delineation between these uses and 'short-term rental accommodation'.

The new land use class of 'tourist and visitor accommodation' is proposed to be inserted into the 'Special Residential' use group category in Schedule 2 – Use Group Categories.

All references to 'serviced apartments' are proposed to be deleted, as 'serviced apartments' are specifically referenced in the new 'tourist and visitor accommodation' definition. This includes amending the Use Group Table and Definitions schedules of the scheme text accordingly.

4.3 New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed from the land use definition for the Special Residential use group to avoid confusion with new terms relating to 'short-term rental accommodation' under the deemed provisions.

The land use term for 'Hotel' is also to be modified to align with the revised definition in the LPS Regulations Schedule 1 – Model provisions for local planning schemes.

Current Definition 'Hotel'	Amendment Definition 'Hotel'
<i>means any land or buildings providing accommodation for the public the subject of a hotel licence granted under the provisions of the Liquor Control Act 1988 and may include a betting agency operated in accordance with the Racing and Wagering Western Australia Act 2009 but does not include a motel, tavern or lodging house the subject of a limited hotel licence or other licence granted under that Act.</i>	<i>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.</i>

4.4 Scheme Amendment Classification

The proposed scheme amendment is considered to be a standard scheme amendment under the *Planning and Development (Local Planning Scheme) Regulations 2015* for the following reasons:

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

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Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT

TO CITY PLANNING SCHEME

City of Perth

City of Perth City Planning Scheme No. 2

Amendment No. 53

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 Clause 15(2):

A. Insert the following additional use group categories:

(c) 'Hosted Short-Term Rental Accommodation'; and

(d) 'Unhosted Short-Term Rental Accommodation'.

2. In Schedule 1, 'Scheme Use Area - Description':

A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.

3. In Schedule 2, 'Use Group Categories':

C. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "hosted short-term rental accommodation" as</i> <i>"means any of the following —</i> <i>(d) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;</i> <i>(e) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;</i> <i>(f) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement."</i>
Unhosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "unhosted short-term rental accommodation" as "means short-term rental accommodation that —</i> <i>(a) is not hosted short-term rental accommodation; and</i> <i>(b) accommodates a maximum of 12 people per night."</i>

D. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
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- B. Delete the definitions for:

- i. 'Serviced Apartment'; and
- ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

Tourist and Visitor Accommodation	(d) means a building, or a group of buildings forming a complex, that — (v) is wholly managed by a single person or body; and (vi) 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 (vii) may include on-site services and facilities for use by guests; and (viii) 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 (e) 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 (f) does not include any of the following — (ix) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1); (x) a caravan park;
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	(xi) hosted short-term rental accommodation;
	(xii) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
	(xiii) a park home park;
	(xiv) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
	(xv) a road house;
	(xvi) workforce accommodation;

5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

SECTION 83A CHANGES REQUESTED BY MINISTER

Under section 83A(2)(b) of the *Planning and Development Act 2005*, the Minister required the following modifications to be made to the proposed amendment prior to the amendment being advertised:

1. Update point 2 that relates Schedule 1 'Scheme Use Area-Description' to add in the following:
 - E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'Preferred uses abutting Hay Street are therefore those in the'.
 - F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'
2. Update point 3 to read as follows; In Schedule 2, 'Use Group Categories':
 - A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

THE BOARD OF DIRECTORS OF THE COMPANY

RESOLVED THAT THE BOARD OF DIRECTORS

OF THE COMPANY DO hereby

Resolved That

Section 83A – Modified Scheme Amendment

Section 83A of the Companies Act 2006

Resolved That the Board of Directors of the Company do hereby recommend the adoption of the Modified Scheme of Arrangement set out in the Appendix to this Resolution.

Resolved That

Resolved That the Board of Directors of the Company do hereby

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SECTION 83A: CHANGES REQUESTED BY MINISTER

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT
TO CITY PLANNING SCHEME**

City of Perth

City of Perth City Planning Scheme No. 2

Amendment No. 53

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 Clause 15(2):

A. Insert the following additional use group categories:

- (a) 'Hosted Short-Term Rental Accommodation'; and
- (b) 'Unhosted Short-Term Rental Accommodation'.

2. In Schedule 1, 'Scheme Use Area - Description':

- A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
- B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

- C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
- D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.
- E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred uses abutting Hay Street are therefore those in the'.
- F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'

3. In Schedule 2, 'Use Group Categories':

- A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

- A. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
--------------	--

- B. Delete the definitions for:

- i. 'Serviced Apartment'; and
- ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

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
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	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;
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5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residenti al R160	Residential / Commerci al	Office/ Residenti al	Commerci al	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/ Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

SECTION 83A CHANGES REQUESTED BY MINISTER

Under section 83A(2)(b) of the *Planning and Development Act 2005*, the Minister required the following modifications to be made to the proposed amendment prior to the amendment being advertised:

1. Update point 2 that relates Schedule 1 'Scheme Use Area-Description' to add in the following:
 - E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'Preferred uses abutting Hay Street are therefore those in the'.
 - F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'
2. Update point 3 to read as follows; In Schedule 2, 'Use Group Categories':
 - A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

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Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

Section 83A – Modified Scheme Amendment

SECTION 83A: CHANGES REQUESTED BY MINISTER

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT
TO CITY PLANNING SCHEME**

City of Perth

City of Perth City Planning Scheme No. 2

Amendment No. 53

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 Clause 15(2):
 - A. Insert the following additional use group categories:
 - (a) 'Hosted Short-Term Rental Accommodation'; and
 - (b) 'Unhosted Short-Term Rental Accommodation'.
2. In Schedule 1, 'Scheme Use Area - Description':
 - A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential'

and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

- D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.
- E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred uses abutting Hay Street are therefore those in the'.
- F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'

3. In Schedule 2, 'Use Group Categories':

- A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

- A. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
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- B. Delete the definitions for:
 - i. 'Serviced Apartment'; and
 - ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

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;
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5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential I R160	Residential/ Commercial	Office/ Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/ Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

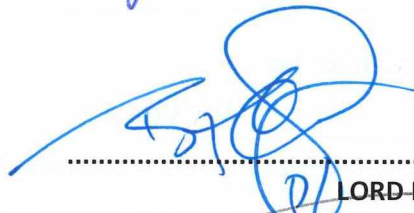
Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the 27th day of May, 20 .

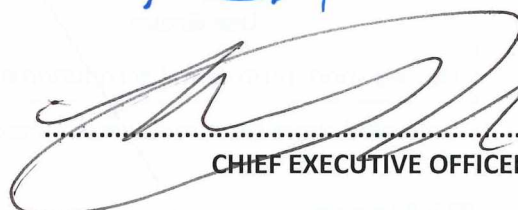

.....
LORD MAYOR


.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the 27th day of May, 20 28 , proceed to advertise this Amendment.

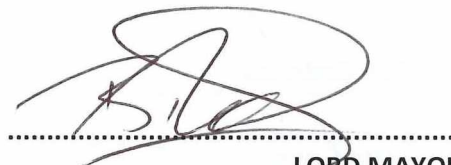

.....
LORD MAYOR

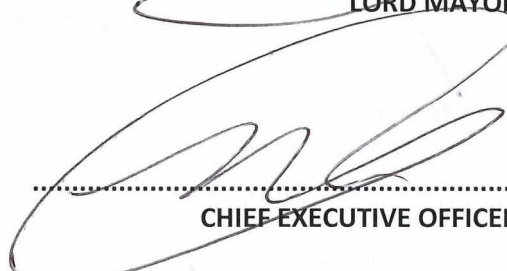

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the City of Perth at the Ordinary Meeting of the Council held on the 9th day of December, 20 25 and the Common Seal of the City of Perth was hereunto affixed by the authority of a resolution of the Council in the presence of:




.....
LORD MAYOR


.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

THE P&D ACT 2005

APPROVAL GRANTED

.....
DELEGATED UNDER S.16 OF

DATE.....

.....
MINISTER FOR PLANNING

DATE.....

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CITY of PERTH

City of Perth

City Planning Scheme No. 2

Amendment No. 53

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.

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Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT
TO CITY PLANNING SCHEME**

City of Perth

*City of Perth City Planning Scheme No. 2**Amendment No. 53*

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 Clause 15(2):
 - A. Insert the following additional use group categories:
 - (a) 'Hosted Short-Term Rental Accommodation'; and
 - (b) 'Unhosted Short-Term Rental Accommodation'.
2. In Schedule 1, 'Scheme Use Area - Description':
 - A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.

3. In Schedule 2, 'Use Group Categories':

A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "hosted short-term rental accommodation" as</i> <i>"means any of the following —</i> <i>(a) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;</i> <i>(b) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;</i> <i>(c) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement."</i>
Unhosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "unhosted short-term rental accommodation" as "means short-term rental accommodation that —</i> <i>(a) is not hosted short-term rental accommodation; and</i> <i>(b) accommodates a maximum of 12 people per night."</i>

B. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
--------------	--

- B. Delete the definitions for:

- i. 'Serviced Apartment'; and
- ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

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;
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	(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;

5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

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 30th day of May 2025



(Chief Executive Officer)

Scheme Amendment Report

1.0 Introduction

The purpose of this amendment is to amend the City's local planning scheme to implement the State Government's planning reforms for Short-Term Rental Accommodation (STRA).

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 City.

2.0 Background

Short-Term Rental Accommodation 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 (WAPC) 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 the 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 City to amend its schemes, 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. The Minister for Planning has instructed local governments to amend local planning schemes to incorporate Planning Reform changes related to STRA by 1 July 2025.

At its meeting on 30 April 2024, Council resolved to seek approval from the Western Australian Planning Commission to advertise draft *Local Planning Scheme No. 3* (LPS3). As draft LPS3 will not meet the timeframes set out in the Minister for Planning's letter, officers from the DPLH have advised that the current local planning scheme is required to be amended to implement the STRA changes in accordance with the instructions from the Minister for Planning.

The City's *Local Planning Strategy*, endorsed by the WAPC on 30 May 2023, has set directions to increase the permanent residential population of Perth city, along with housing and household diversity, and to manage land use conflict between tourism and accommodation uses and other land uses. This amendment aligns with the direction of the *Local Planning Strategy*.

3.0 Planning Framework

3.1 State Planning Framework

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

3.1.1 Metropolitan Region Scheme

The subject land is zoned 'Central City Area' and 'Urban' under the Metropolitan Region Scheme (MRS). The subject land also includes several MRS reserves including 'Parks and Recreation', 'Public Purposes' and 'Civic Reserves'. This amendment has no implications on the existing MRS zoning of the subject land.

3.1.2 Position Statement: Planning for Tourism and Short-term Rental Accommodation

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.

3.1.3 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations) are a key component of Western Australia's planning system comprising of three major parts:

- The LPS Regulations set out the process for preparing or amending a local planning scheme.
- Schedule 1 – Model provisions for local planning schemes, are to be used by local governments in preparing or amending a local planning scheme.
- Schedule 2 – Deemed provisions for local planning schemes, are to be 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 Schedules 1 and 2 of the LPS 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. The changes are summarised as:

- 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.
- 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.
- A new model land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA and consolidate several existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions.
- A state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings).

- A 90-night (cumulative) exemption within a 12-month period for ‘unhosted short-term rental accommodation’ in the Perth metropolitan area.

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

3.2 Local Planning Framework

3.2.1 City of Perth Local Planning Strategy

The City’s Local Planning Strategy (Strategy) was adopted in May 2023 to guide the growth and development of the city to 2036. It is the foundation document for the effective planning, management and delivery of development, infrastructure, facilities, places, and spaces.

Of relevance to this amendment, the Strategy identifies planning directions and actions to:

- Increase the permanent residential population of the city, along with housing and household diversity; and
- Manage land use conflict between tourism and accommodation uses and other land uses.

The State Government’s planning reforms for short-term rental accommodation will assist the City in delivering these planning directions, as they will help to manage the effects of tourism and short-term rental accommodation on the local housing market, including impacts on housing supply and the availability of dwellings for long-term rental.

The amendment will introduce ‘unhosted short-term rental accommodation’ as its own land use group, being classified as a ‘contemplated’ use. This will assist the City in fulfilling the action to better manage land use conflicts between tourism and short-term rental accommodation activities and other land uses, particularly permanent residences.

3.2.2 City Planning Scheme No. 2 (CPS2)

Land Use Categories

Under CPS2, land uses that have similar functional characteristics are grouped together as a single ‘use group category’. The use group categories are set out in Schedule 2 and each use group is assigned a singular land use permissibility in each scheme use area under Schedule 3 – Use Group Tables.

Currently under CPS2, short-term rental accommodation and tourist accommodation are included in the Special Residential use group, described as the following:

Use Group	Current CPS2 Definition
Special Residential	Premises providing short-term, temporary or specialised residential accommodation including: lodging house, hotel, serviced apartment.
Residential	Premises providing for long-term or permanent residential accommodation including: aged persons dwelling, caretaker’s dwelling, grouped dwelling, single house, multiple dwelling.

Land Use Permissibility

Under CPS2, a ‘P’ use is a ‘preferred use’ and a ‘C’ use is a ‘contemplated use’.

Clause 32 and 33 of CPS2 outlines the following provisions for the assessment of ‘preferred’ and ‘contemplated’ land uses:

Preferred	Where, in a precinct, a use group category is classified as a preferred use then, in considering an application involving a use from that category in that precinct, the local government – a) shall refuse the application if it involves a change of use prohibited by clause 35; and b) cannot otherwise refuse the application by reference to the proposal to begin or continue the preferred use. ‘Preferred’ uses do not require advertising and cannot be refused based on the merit of the land use.
Contemplated	The provisions of clause 67 of the Deemed Provisions apply to an application for a contemplated use. The local government may also require an application for a contemplated use to be advertised in accordance with clause 64 of the Deemed Provisions.

Data from the Department of Energy, Mines, Industry Regulation and Safety STRA Register (accessed 30 April 2025), shows there are 434 active STRA registrations within the City of Perth comprising of 376 Unhosted STRA and 58 Hosted STRA.

4.0 Proposed Amendment

With the introduction of the new deemed land use classes into planning schemes associated with short-term rental accommodation, this scheme amendment seeks to introduce, modify and delete various land use and general definitions to the City’s planning scheme.

The new exemptions are also ‘deemed’ and as such are already operative, however this amendment does include changes to the use group tables to reflect:

- The Hosted STRA exemption as a preferred use.
- Unhosted STRA as a contemplated use, requiring an application for development approval if operating longer than the exempt 90 day period.

4.1 Deemed Short-Term Rental Accommodation Land Use Classes

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

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 to insert two new use groups, ‘hosted short-term rental accommodation’ and ‘unhosted short-term rental accommodation’, with the following designations for these new use groups:

- ‘Hosted short-term rental accommodation’ is proposed to be classified as a Preferred use in all scheme use areas where the ‘Residential’ use group is capable of approval, to reflect the state-wide exemption in the ‘deemed provisions’;
- ‘Unhosted short-term rental accommodation’ is proposed to be classified as a Contemplated use in all scheme use areas where the ‘Residential’ use group is capable of approval.

Aside from the above, where use groups are listed in other sections of the scheme text, these are introduced accordingly.

4.2 Model 'Tourist and Visitor Accommodation' Land Use

A new model land use class of 'tourist and visitor accommodation' has been introduced into the LPS Regulations Schedule 1 – Model provisions for local planning schemes. This definition supersedes various traditional accommodation land use types (excluding 'hotel') and provides a clearer delineation between these uses and 'short-term rental accommodation'.

The new land use class of 'tourist and visitor accommodation' is proposed to be inserted into the 'Special Residential' use group category in Schedule 2 – Use Group Categories.

All references to 'serviced apartments' are proposed to be deleted, as 'serviced apartments' are specifically referenced in the new 'tourist and visitor accommodation' definition. This includes amending the Use Group Table and Definitions schedules of the scheme text accordingly.

4.3 New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced to not cause confusion or conflict with the new short-term rental accommodation land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed from the land use definition for the Special Residential use group to avoid confusion with new terms relating to 'short-term rental accommodation' under the deemed provisions.

The land use term for 'Hotel' is also to be modified to align with the revised definition in the LPS Regulations Schedule 1 – Model provisions for local planning schemes.

Current Definition 'Hotel'	Amendment Definition 'Hotel'
<i>means any land or buildings providing accommodation for the public the subject of a hotel licence granted under the provisions of the Liquor Control Act 1988 and may include a betting agency operated in accordance with the Racing and Wagering Western Australia Act 2009 but does not include a motel, tavern or lodging house the subject of a limited hotel licence or other licence granted under that Act.</i>	<i>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.</i>

4.4 Scheme Amendment Classification

The proposed scheme amendment is considered to be a standard scheme amendment under the *Planning and Development (Local Planning Scheme) Regulations 2015* for the following reasons:

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

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Planning and Development Act 2005

RESOLUTION TO PREPARE AMENDMENT

TO CITY PLANNING SCHEME

City of Perth

City of Perth City Planning Scheme No. 2

Amendment No. 53

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 Clause 15(2):

A. Insert the following additional use group categories:

(c) 'Hosted Short-Term Rental Accommodation'; and

(d) 'Unhosted Short-Term Rental Accommodation'.

2. In Schedule 1, 'Scheme Use Area - Description':

A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.

3. In Schedule 2, 'Use Group Categories':

C. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "hosted short-term rental accommodation" as</i> <i>"means any of the following —</i> <i>(d) short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;</i> <i>(e) short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;</i> <i>(f) short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement."</i>
Unhosted Short-Term Rental Accommodation	has the same meaning given to it in clause 1 of the Deemed Provisions. <i>Note: Clause 1 of the Deemed Provisions defines "unhosted short-term rental accommodation" as "means short-term rental accommodation that —</i> <i>(a) is not hosted short-term rental accommodation; and</i> <i>(b) accommodates a maximum of 12 people per night."</i>

D. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
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- B. Delete the definitions for:

- i. 'Serviced Apartment'; and
- ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

Tourist and Visitor Accommodation	(d) means a building, or a group of buildings forming a complex, that — (v) is wholly managed by a single person or body; and (vi) 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 (vii) may include on-site services and facilities for use by guests; and (viii) 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 (e) 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 (f) does not include any of the following — (ix) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1); (x) a caravan park;
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	(xi) hosted short-term rental accommodation;
	(xii) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
	(xiii) a park home park;
	(xiv) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
	(xv) a road house;
	(xvi) workforce accommodation;

5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

SECTION 83A CHANGES REQUESTED BY MINISTER

Under section 83A(2)(b) of the *Planning and Development Act 2005*, the Minister required the following modifications to be made to the proposed amendment prior to the amendment being advertised:

1. Update point 2 that relates Schedule 1 'Scheme Use Area-Description' to add in the following:
 - E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'Preferred uses abutting Hay Street are therefore those in the'.
 - F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'
2. Update point 3 to read as follows; In Schedule 2, 'Use Group Categories':
 - A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

THE BOARD OF DIRECTORS OF THE COMPANY

RESOLVED THAT THE BOARD OF DIRECTORS

DOES HEREBY AMEND THE

ARTICLES OF ASSOCIATION

Section 83A – Modified Scheme Amendment

THE BOARD OF DIRECTORS OF THE COMPANY

DOES HEREBY AMEND THE ARTICLES OF ASSOCIATION OF THE COMPANY AS SET OUT IN THE SCHEDULE TO THIS RESOLUTION.

IN WITNESS WHEREOF

THE BOARD OF DIRECTORS OF THE COMPANY

DOES HEREBY AMEND THE ARTICLES OF ASSOCIATION OF THE COMPANY

AS SET OUT IN THE SCHEDULE TO THIS RESOLUTION.

IN WITNESS WHEREOF

THE BOARD OF DIRECTORS OF THE COMPANY

DOES HEREBY AMEND THE ARTICLES OF ASSOCIATION OF THE COMPANY

AS SET OUT IN THE SCHEDULE TO THIS RESOLUTION.

IN WITNESS WHEREOF

THE BOARD OF DIRECTORS OF THE COMPANY

DOES HEREBY AMEND THE ARTICLES OF ASSOCIATION OF THE COMPANY

AS SET OUT IN THE SCHEDULE TO THIS RESOLUTION.

SECTION 83A: CHANGES REQUESTED BY MINISTER

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT
TO CITY PLANNING SCHEME**

City of Perth

City of Perth City Planning Scheme No. 2

Amendment No. 53

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 Clause 15(2):

A. Insert the following additional use group categories:

- (a) 'Hosted Short-Term Rental Accommodation'; and
- (b) 'Unhosted Short-Term Rental Accommodation'.

2. In Schedule 1, 'Scheme Use Area - Description':

- A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
- B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

- C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
- D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.
- E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred uses abutting Hay Street are therefore those in the'.
- F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'

3. In Schedule 2, 'Use Group Categories':

- A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

- A. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
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- B. Delete the definitions for:

- i. 'Serviced Apartment'; and
- ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

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
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	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;
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5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential / Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/ Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

SECTION 83A CHANGES REQUESTED BY MINISTER

Under section 83A(2)(b) of the *Planning and Development Act 2005*, the Minister required the following modifications to be made to the proposed amendment prior to the amendment being advertised:

1. Update point 2 that relates Schedule 1 'Scheme Use Area-Description' to add in the following:
 - E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'Preferred uses abutting Hay Street are therefore those in the'.
 - F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'
2. Update point 3 to read as follows; In Schedule 2, 'Use Group Categories':
 - A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

SECTION 83A: CHANGES REQUESTED BY MINISTER

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT
TO CITY PLANNING SCHEME**

City of Perth

City of Perth City Planning Scheme No. 2

Amendment No. 53

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 Clause 15(2):
 - A. Insert the following additional use group categories:
 - (a) 'Hosted Short-Term Rental Accommodation'; and
 - (b) 'Unhosted Short-Term Rental Accommodation'.
2. In Schedule 1, 'Scheme Use Area - Description':
 - A. Amend the description of the City Centre scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - B. Amend the description of Residential scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' in between the words 'Residential' and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.
 - C. Amend the description of Residential/Commercial scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' in between the words 'Residential'

and 'Home Occupation', and 'Unhosted Short-Term Rental Accommodation' after 'Special Residential'.

- D. Amend the description of Office/Residential scheme use area by inserting the use groups 'Hosted Short-Term Rental Accommodation' and 'Unhosted Short-Term Rental Accommodation' after the words 'preferred use groups are Residential,'.
- E. Amend the description of Town Centre scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred uses abutting Hay Street are therefore those in the'.
- F. Amend the description of Commercial scheme use area by inserting the use group 'Hosted Short-Term Rental Accommodation' after the words 'preferred use groups include'

3. In Schedule 2, 'Use Group Categories':

- A. Insert the following additional use group categories:

Hosted Short-Term Rental Accommodation	-
Unhosted Short-Term Rental Accommodation	-

- A. Amend the description for the Special Residential use group by replacing 'serviced apartment' with 'tourist and visitor accommodation'.

4. In Schedule 4, 'Definitions':

- A. Amend the definition for 'Hotel' as per Schedule 1 – Model provisions for local planning schemes.

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;
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- B. Delete the definitions for:
 - i. 'Serviced Apartment'; and
 - ii. 'Short Term Accommodation'.

- C. Insert the definition 'Tourist and Visitor Accommodation' as per Schedule 1 – Model Provisions for Local Planning Schemes.

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;
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5. In Schedule 3 'Use Group Tables' insert the following land use categories and permissibilities:

P1 Northbridge (CC)

Use Group	Use Symbol	
	East of Russell Square	West of Russell Square
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P3 Stirling (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P4 Victoria (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P5 Citiplace (CC)

Use Group	Use Symbol	
	King Street Heritage	Rest of Precinct
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P6 St Georges (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential I R160	Residential/ Commercial	Office/ Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/ Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

P7 Civic (CC)

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P9 Matilda Bay

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P10 West Perth

Use Group	Use Symbol				
	Residential R160	Residential/Commercial	Office/Residential	Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P	P	P
Unhosted short-term rental accommodation	C	C	C	C	C

P11 Hamilton

Use Group	Use Symbol
Hosted short-term rental accommodation	P
Unhosted short-term rental accommodation	C

P13 Adelaide

Use Group	Use Symbol	
	Office/Residential	Residential R160
Hosted short-term rental accommodation	P	P
Unhosted short-term rental accommodation	C	C

P14 Goderich

Use Group	Use Symbol		
	Residential R160	Residential/Commercial	Town Centre
Hosted short-term rental accommodation	P	P	P
Unhosted short-term rental accommodation	C	C	C

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the 27th day of May, 20 .

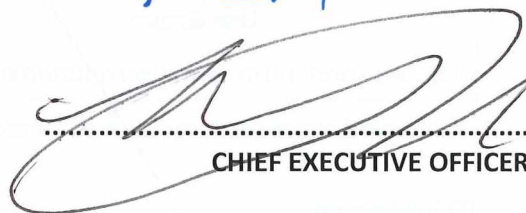

.....
LORD MAYOR


.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the City of Perth at the Ordinary Meeting of the Council held on the 27th day of May, 20 28 , proceed to advertise this Amendment.

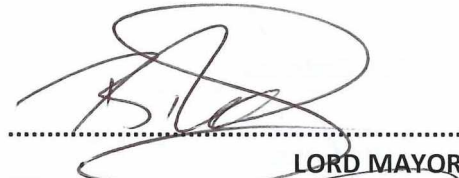

.....
LORD MAYOR

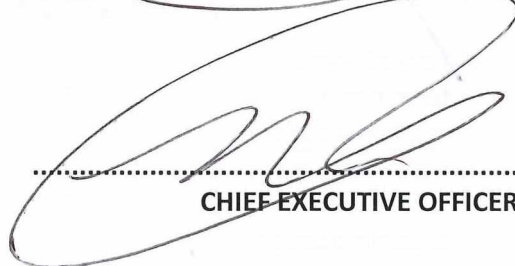

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CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the City of Perth at the Ordinary Meeting of the Council held on the 9th day of December, 20 25 and the Common Seal of the City of Perth was hereunto affixed by the authority of a resolution of the Council in the presence of:




.....
LORD MAYOR


.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

THE P&D ACT 2005

APPROVAL GRANTED

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 2/2/2026

Certified by *Brooks*

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.

Delegated

DELEGATED UNDER S.16 OF

DATE..... 15/1/26

.....
MINISTER FOR PLANNING

DATE.....