



**Shire of Collie
Local Planning Scheme No. 6**

Amendment No. 3

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.

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

**Shire of Collie
Local Planning Scheme No. 6
Amendment 3**

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 39. 'Terms used':

A. Delete the definition for *short-term accommodation*.

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

means a building that -

(a) *is an individual unit other than a chalet; and*

(b) *forms part of -*

(i) *tourist and visitor accommodation; or*

(ii) *a caravan park;*

and

(c) *if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;*

C. Amend the general definition for *chalet* to:

means a building that -

(a) *is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*

(b) *forms part of -*

(i) *tourist and visitor accommodation; or*

(ii) *a caravan park;*

(c) *and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;*

2. In clause 40. 'Land Use Terms Used':

A. Delete the definitions for:

- *bed and breakfast;*
- *holiday accommodation;*
- *holiday house;*
- *motel;*

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- *serviced apartment*;
 - *tourist development*
- B. Insert space between *road* and *house* to read *road house* and amend the existing land use term for *road house* by deleting paragraph (d) and inserting:
- (d) *accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.*
- C. Insert the definition as per Schedule 1 – Model Provisions for:
- *tourist and visitor accommodation*
3. In clause 17 ‘Zoning Table’ insert in alphabetical order the following land uses and permissibility:
- A. *hosted-short term rental accommodation*; designate as ‘P’ uses in zones where a dwelling is capable of approval and ‘X’ uses in all other zones.
 - B. *unhosted short term rental accommodation*; designate as ‘A’ uses in the Commercial, Mixed Use and Residential zones; designate as ‘D’ uses in the Rural, Rural Residential and Urban Development zones and ‘X’ uses in all other zones.
 - C. *tourist and visitor accommodation* and designate as ‘D’ uses in the Commercial and Mixed Use zones, ‘A’ uses in Residential, Urban Development, Rural Residential and Rural zones and ‘X’ uses in all other zones.
4. In clause 17 ‘Zoning table’, delete all references to:
- A. *bed and breakfast*;
 - B. *holiday accommodation*;
 - C. *holiday house*;
 - D. *motel*;
 - E. *serviced apartment*;
 - F. *tourist development*
5. In clause 17 ‘Zoning Table’, delete *Note 1. Refer to Clause 32.8 – Holiday accommodation.*
6. In clause 21 ‘Special use zones’, for SU1 and SU2 in ‘Table 6 – Special use zones in Scheme Area’, replace *motel* with *tourist and visitor accommodation*.
7. In clause 33.2 ‘Rural Zone Requirements’, for part (f), replace *tourist development* and *holiday accommodation* with *tourist and visitor accommodation*.
8. Delete Clause ‘32.8 Holiday accommodation’.
9. In Schedule 2 – Car Parking Table, delete references to:
- A. *bed and breakfast*;
 - B. *holiday accommodation*;
 - C. *holiday house*;
 - D. *motel*;
 - E. *serviced apartment*;

F. *tourist accommodation*;

G. *tourist development*

10. In Schedule 2 - Car Parking Table, insert *tourist and visitor accommodation* into the Hotel and Tavern Land Use column.

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 8 day of December 2025



(Chief Executive Officer)

Scheme Amendment Report

1. Introduction

The purpose of this amendment is to amend the Shire of Collie Local Planning Scheme No. 6 to implement the State Government's planning reforms for short-term rental accommodation.

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

2. Background

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

In November 2023, the Western Australian Planning Commission released its *Position Statement: Planning for Tourism and Short-Term Rental Accommodation* (Position Statement) and associated Guidelines. The release of the Position Statement complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia*. This included development of a state-wide registration scheme for STRA, as well as an incentive scheme to encourage transition of properties from the short to long term rental market.

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

3. State Planning Framework

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

Position Statement

The Position Statement foreshadowed a series of amendments to the LPS Regulations with the overall aim of providing more certainty and consistency across jurisdictions in respect to the treatment of STRA. Key changes flagged in this document included dedicated land use classes for STRA to ensure a clear delineation between this use and traditional accommodation types, as well as a state-wide exemption for hosted STRA and a 90-night exemption for unhosted STRA within the

Perth Metropolitan Area. The Position Statement also includes guidance on strategic and statutory planning matters for both tourism and STRA, as well as local planning policy development.

LPS Regulations

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

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

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

- i. new 'deemed' land use classes of 'hosted short-term rental accommodation' and 'unhosted short-term rental accommodation' to ensure these accommodation types are classified as dedicated land use classes in planning schemes;
- ii. new 'deemed' general terms to define 'short-term rental accommodation' and link to the overarching *Short-Term Rental Accommodation Act 2024*, which provides the legal framework for the STRA Register;
- iii. a new 'model' land use class of 'tourist and visitor accommodation' to differentiate these use types from STRA, and consolidate a number of existing land use terms for tourist and visitor accommodation (aside from 'hotel'), as well as other changes to general definitions;
- iv. a state-wide development approval exemption for 'hosted short-term rental accommodation' (this includes ancillary dwellings); and
- v. a 90-night (cumulative) exemption within a 12-month period for 'unhosted' short-term rental accommodation in the Perth metropolitan area.

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

4. Local Planning Context

Shire of Collie Local Planning Strategy 2020

The Shire of Collie Local Planning Strategy 2020 (the Strategy) identifies the Shire has a significant economic reliance on coal mining and associated power plants and therefore recognises the importance of economic diversification that includes tourism. In particular, the Strategy identifies an opportunity for Nature Based Tourism with the Collie River and its surrounding State Forest and National Park being a major recreation and tourism resource.

In the 'Reimagining Collie' report, Lake Kepwari in conjunction with the existing Collie Motorplex is identified as a potential high-octane hub with the main activities being skiing and motor sports and

the provision of short stay accommodation. Also, Minninup Pool is identified as a potential nature hub with eco cabin style short stay accommodation. Further, with spur links to the popular Bibbulmun walking track and Mundi Biddi mountain biking trail, there are plans for Collie to become an identified 'tracks and trails hub' through an expansion of walking and biking trails and facilities.

Given the above, there is expected to be an increase in the number of tourist and short-term accommodation proposals. Fortunately, to date there have been few land use planning issues with 'holiday house' uses, such as noise and activity impacting on residential amenity. Nonetheless, this amendment responds to changes to the LPS Regulations to reflect new land uses and definitions, and where STRA is not exempt the Shire will modify local planning policy provisions as necessary to protect residential amenity and provide a framework to exercise discretion.

Local Planning Policies

Currently the Shire has one key local planning policy that relates to short stay accommodation which is discussed below:

LPP 4.3 Holiday Homes

LPP 4.3 provides development standards for *holiday homes* under the previous Local Planning Scheme No. 5 and is therefore outdated. The equivalent land use term in the current LPS6 would be *holiday house*. LPP 4.3 will require renaming and amending in response to this amendment and changes to the LPS Regulations, including definition and reference to applicable exemptions. It will include development standards for non-exempt STRA development, including management plan requirements.

Note that Clause 4.1 of LPP 4.3 states *If there is a conflict between this local planning policy and the Scheme, then the Scheme shall prevail.*

Background – Short stay accommodation in the Shire of Collie

Over the past 5 years (since 6 July 2020), the Shire of Collie has approved four (4) short term rental holiday home / holiday house development applications and one (1) change of use to tourist development application. These approvals are primarily in Collie and Allanson and require a Property Management Plan to be implemented for the duration of the development.

The 'Short Term Rental Accommodation Register' lists 16 properties being registered for short term rental accommodation in the Shire of Collie, comprising of seven (7) hosted and nine (9) unhosted. Only three (3) of the properties registered for unhosted short term rental accommodation have development approval.

5. Proposed Amendment

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

Deemed Short-Term Rental Accommodation Land Use Classes

Whilst the new 'deemed' land use classes are automatically read into the Shire's scheme through the LPS Regulations, along with the previously mentioned exemptions, these uses are being

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incorporated into scheme zoning table (at the direction of the WAPC) to ensure absolute clarity from an interpretation perspective, particularly given these uses replace long-standing 'model' land use classes within the Shire's planning framework.

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

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

- *hosted-short term rental accommodation*; designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.
- *unhosted short term rental accommodation*; designate as 'A' uses in the Commercial, Mixed Use and Residential zones; designate as 'D' uses in the Rural, Rural Residential and Urban Development zones and 'X' uses in all other zones.
- *tourist and visitor accommodation* and designate as 'D' uses in the Commercial and Mixed Use zones, 'A' uses in Residential, Urban Development, Rural Residential and Rural zones and 'X' uses in all other zones.

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

Given the LPS6 land use term of *holiday house* is to be replaced with *unhosted short term rental accommodation*, then *LPP 4.3 Holiday Homes* will need to be revised accordingly.

Model 'Tourist and Visitor Accommodation' Land Use

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

- *Motel* – specifically referenced in the new land use class definition;
- *Serviced apartment* – specifically referenced in the new land use class definition;
- *Tourist development* – directly replaced by the new use class;

Given the LPS6 land use term of *holiday accommodation* is to be replaced with *tourist and visitor accommodation*, then 'Clause 32.8 Holiday accommodation' will need to be deleted from LPS6. Consequently, it is recommended that a local planning policy be prepared to provide guidance for application requirements, consideration and assessment of proposals for *tourist and visitor accommodation*.

New and Revised Land Use & General Definitions

As part of the LPS Regulations changes, amendments to some other model definitions were also introduced so as to not cause confusion or conflict with the new short-term rental accommodation

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land use terms. These include deletion of the definition for 'short-term accommodation', which has been removed to avoid confusion with new terms relating to 'short-term rental accommodation'. This has consequentially resulted in modifications to the general model terms of 'cabin' and 'chalet', as well as the land use term for 'road house'. The new model terms are proposed to be introduced into the scheme text through this amendment.

Note that in LPS6, *road house* has been spelt as one word and therefore it is recommended that the land use term be spelt as per the LPS Regulations.

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

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

Associated Miscellaneous Amendments to LPS6

To ensure consistency with the STRA amendment, the following amendments to LPS6 are required:

- In clause 17 'Zoning Table', delete *Note 1. Refer to Clause 32.8 – Holiday accommodation.*
- In clause 21 'Special use zones', for SU1 and SU2 in 'Table 6 – Special use zones in Scheme Area', replace *motel* with *tourist and visitor accommodation*.
- In clause 33.2 'Rural Zone Requirements', for part (f), replace *tourist development* and *holiday accommodation* with *tourist and visitor accommodation*.
- Delete Clause '32.8 Holiday accommodation'.
- In Schedule 2 – Car Parking Table, delete references to:
 - *bed and breakfast;*
 - *holiday accommodation;*
 - *holiday house;*
 - *motel;*
 - *serviced apartment;*
 - *tourist accommodation;*
 - *tourist development*
- In Schedule 2 - Car Parking Table, insert *tourist and visitor accommodation* into the Hotel and Tavern Land Use column.

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

***[Shire of Collie Local Planning Scheme No. 6]
Amendment 3***

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 39. 'Terms used':
 - A. Delete the definition for *short-term accommodation*.
 - B. Amend the general definition for *cabin* to:

means a building that -

 - (a) *is an individual unit other than a chalet; and*
 - (b) *forms part of -*
 - (i) *tourist and visitor accommodation; or*
 - (ii) *a caravan park;*

and

 - (c) *if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;*
 - C. Amend the general definition for *chalet* to:

means a building that —

 - (a) *is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*
 - (b) *forms part of –*
 - (i) *tourist and visitor accommodation; or*
 - (ii) *a caravan park;*
 - (c) *and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period;*
2. In clause 40. 'Land Use Terms Used':
 - A. Delete the definitions for:
 - *bed and breakfast;*
 - *holiday accommodation;*
 - *holiday house;*
 - *motel;*
 - *serviced apartment;*
 - *tourist development*

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- B. Insert space between *road* and *house* to read *road house* and amend the existing land use term for *road house* by deleting paragraph (d) and inserting:

(d) accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period.

- C. Insert the definition for tourist and visitor accommodation as per Schedule 1 – Model Provisions:

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;*

3. In clause 17 'Zoning Table' insert in alphabetical order the following land uses and permissibility:
- A. *hosted-short term rental accommodation*; designate as 'P' uses in zones where a dwelling is capable of approval and 'X' uses in all other zones.
 - B. *unhosted short term rental accommodation*; designate as 'A' uses in the Commercial, Mixed Use and Residential zones; designate as 'D' uses in the Rural, Rural Residential and Urban Development zones and 'X' uses in all other zones.
 - C. *tourist and visitor accommodation* and designate as 'D' uses in the Commercial and Mixed Use zones, 'A' uses in Residential, Urban Development, Rural Residential and Rural zones and 'X' uses in all other zones.
4. In clause 17 'Zoning table', delete all references to:
- A. *bed and breakfast*;
 - B. *holiday accommodation*;
 - C. *holiday house*;

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- D. *motel*;
 - E. *serviced apartment*;
 - F. *tourist development*
5. In clause 17 'Zoning Table', delete *Note 1. Refer to Clause 32.8 – Holiday accommodation.*
 6. In clause 21 'Special use zones', for SU1 and SU2 in 'Table 6 – Special use zones in Scheme Area', replace *motel* with *tourist and visitor accommodation.*
 7. In clause 33.2 'Rural Zone Requirements', for part (f), replace *tourist development* and *holiday accommodation* with *tourist and visitor accommodation.*
 8. Delete Clause '32.8 Holiday accommodation'.
 9. In Schedule 2 – Car Parking Table, delete references to:
 - A. *bed and breakfast*;
 - B. *holiday accommodation*;
 - C. *holiday house*;
 - D. *motel*;
 - E. *serviced apartment*;
 - F. *tourist accommodation*;
 - G. *tourist development*
 10. In Schedule 2 - Car Parking Table, insert *tourist and visitor accommodation* into the Hotel and Tavern Land Use column.

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the Shire of Collie at the Ordinary Meeting of the Council held on the 8th day of December, 2025.



.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

by resolution of the Council of the Shire of Collie at the Ordinary Meeting of the Council held on the 8th day of December, 2025, proceed to advertise this Amendment.



.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for support by resolution of the Shire of Collie at the Ordinary Meeting of the Council held on the 8th day of December, 2025 and the Common Seal of the Shire of Collie was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

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

DATE.....

FORM 6A - CONTINUED

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

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DATE.....