

Planning and Development Act 2005

APPROVED LOCAL PLANNING SCHEME AMENDMENT

**Shire of Victoria Plains
Local Planning Scheme No. 5 Amendment No. 4**

File: TPS/3377

It is hereby notified for public information, in accordance with section 87 of the *Planning and Development Act 2005* that the Minister for Planning approved the abovementioned amendment to the Shire of Victoria Plains Local Planning Scheme No. 5 on 14 September 2026, for the purpose of:

1. Change the residential density coding applicable to the 7,250m² portion of Lot 42 (No. 52) Edmonds Street, Calingiri. currently zoned 'Residential' from R12.5 to R20 and update the scheme map accordingly;
2. Rezone the 8.476m² balance portion of Lot 42 (No. 52) Edmonds Street, Calingiri from 'Residential' to 'Special Use' with the designated purpose 'Caravan Park and Tourist and Visitor Accommodation' by amending the scheme map accordingly and updating the Special use zones table in clause 21 as below –

NO.	Description of Land	Special Use	Conditions
2	Lot 42 on Plan 158777 being No. 52 Edmonds Street, Calingiri.	Caravan Park and Tourist and Visitor Accommodation	Requires Development Approval.

3. In clause 17 - Zoning Table, deleting the following use classes:
 - a. Bed and Breakfast;
 - b. Motel; and
 - c. Tourist development
4. In clause 17 - Zoning Table, inserting in alphabetical order the following use classes:

Use Classes	Residential	Commercial	Service Industry	Industry	Townsite	Rural Residential	Rural
Hosted short-term rental accommodation	P	P	X	X	P	P	P
Tourist and visitor accommodation	X	D	X	X	D	X	A
Unhosted short-term rental accommodation	A	D	X	X	D	D	D

5. In clause 28 - Development Table, delete the following use class:
- a. Motel

6. In clause 52 - Terms Used, deleting the following definitions:
- a. Cabin;
 - b. Chalet; and
 - c. Short-term accommodation.

7. In clause 52 - Terms Used, inserting in alphabetical order the following definitions:

Land Use	Definition
Cabin	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
Chalet	means a building that – a) is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and b) forms part of – i. tourist and visitor accommodation; or ii. a caravan park; and c) if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period

8. In clause 38 - Land Use Terms Used, deleting the following definitions:
- a) bed and breakfast;
 - b) motel; and
 - c) tourist development.

9. In clause 38 - Land Use Terms Used, inserting in alphabetical order the following definitions:

Land Use	Definition
caravan park	means premises that are a caravan park as defined in the Caravan Parks and Camping Grounds Act 1995 section 5(1).

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 (<i>Miscellaneous Provision</i>) Act 1911 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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10. Modify the amendment to address any administrative errors/correct item numbering as a result of these modifications.

P BANTOCK
PRESIDENT

S FLETCHER
CHIEF EXECUTIVE OFFICER