



Statutory Planning Committee

Agenda Attachments

**Tuesday, 13 May 2014
9.00 am**



ITEM NO: 9.1

ENDORSEMENT OF PLANNING BULLETIN 49: CARAVAN PARKS FOR PUBLICATION

Planning Bulletin 49: Caravan Parks

1. Intent

To support the provision of caravan parks within Western Australia by facilitating greater flexibility in the design and composition of new or redeveloped caravan parks, while delivering quality land use planning outcomes.

2. Purpose

This bulletin, applied on a case-by-case basis, provides guidance on matters to be taken into consideration in planning for caravan parks, including the development of new or redevelopment of existing parks.

3. Introduction and background

Caravan parks are a fundamental component of Western Australia's tourism accommodation mix, particularly in regional areas where self-drive travel is the most practical means of moving between locations. Caravan parks are primarily intended to provide short stay accommodation for leisure tourists, and vary considerably in size, scale, function, design, location, services and facilities across the State. Due to the evolution of caravan parks, they may not necessarily be referred to as such; other names include tourist or holiday park.

The retention and development of caravan parks as affordable holiday accommodation within the State is a priority that is being addressed across government. Caravan parks experience competing demands, which have contributed to numerous closures throughout Western Australia. Demands include pressure to:

- redevelop (e.g. for residential use or higher end tourism accommodation);
- meet minimum standards and the increasing complexity of regulatory requirements;
- upgrade aging infrastructure, and fund replacement and maintenance;
- provide a greater range of facilities in response to changing market demands;
- continue to provide an affordable holiday experience while balancing increased operational expenses; and
- cater to the demand for other accommodation needs (e.g. social housing, transient workforce accommodation, retirement living, emergency housing).

4. Objectives

Key planning objectives are:

- to ensure the development and long term retention of caravan parks as a form of short stay (affordable) accommodation primarily for leisure tourists;
- to recognise that the commercial sustainability of caravan parks requires some flexibility in product mix, site design and risk mitigation approaches;
- to plan for and facilitate growth in the caravan park industry;
- to ensure the compatibility of short stay and long stay uses of caravan parks through appropriate separation;
- to encourage the development and redevelopment of caravan parks in a manner that responds appropriately to the environment, economy and context, and maintains a minimum standard; and
- to ensure any new caravan parks are located appropriately to their intended market, function and context.

5. Types of caravan parks

Caravan parks are a designated area of land primarily for affordable short stay accommodation by leisure tourists provided for within a range of accommodation products. 'Short stay' refers to occupancy by the same person for no longer than three consecutive

months in any twelve month period. 'Long stay' refers to occupancy by the same person for any period of time greater than three months. 'Long stay accommodation is secondary to the primary use.

Other park types and associated licencing provisions exist; these may be exclusively long stay parks such as residential parks, park home parks, lifestyle villages, transient workforce accommodation parks, transit parks, nature-based parks or a mix of these park types. This bulletin has not been produced for the intent of guiding these types of developments. However, this bulletin, as well as any other applicable policies, could be used as a guide where there are common features.

6. Accommodation products and permanent structures

Caravan parks may provide a range of accommodation products to meet visitor demand such as powered and unpowered camp sites, minimal service recreational vehicle sites, on-site vans, cabins, chalets and eco/safari tents. Caravan parks also provide permanent structures such as caretaker's dwelling, manager's residence, shop/office, café, games/recreation room, ablution facilities, camp kitchen and camp laundry. Many different accommodation products and permanent structures are permitted in caravan parks, and may not be limited to those mentioned above. It should also be noted that not all of these accommodation types may be permitted under *Caravan Parks and Camping Grounds Act 1995* administered by the Department of Local Government and Communities.

Whilst flexibility of accommodation products and permanent structures are permissible, and required for commercial viability, planning considerations exist as to the siting of these products and structures in constrained areas. For the purposes of this bulletin, constrained areas refers to a specific portion of land that may have restrictions in use due to environmental factors (e.g. steep slopes, flood plains, coastal hazards, bushfire prone areas). Accommodation products located in constrained areas should be removable from the site within 24 hours, this may require the need for additional equipment such as a crane. Permanent structures should not be permitted in constrained areas.

Some cabins and chalets can be affixed to a site (e.g. on a slab) and therefore may be considered permanent structures; as well as this, some camp kitchens, camp laundries and offices may be transportable or donga type structures that can be removed within 24 hours. Discretion should be used when considering these.

7. Implementation

Due consideration of this bulletin

The Western Australian Planning Commission (WAPC) and local governments are encouraged to consider the position set out by this bulletin in planning and decision-making for caravan park related developments.

For the purposes of this bulletin, redevelopment refers to a significant overall upgrade of the entire caravan park and/or construction of new facilities. Discretion should be used when applying this bulletin to the assessment of planning applications. Where the application is for a minor change, such as the renovation of an ablution block or addition of a swimming pool, there may not be the need for studies to be undertaken as per Section 8.

Local planning strategy

Where tourism is considered significant within a locality or region, a more detailed tourism component of the local planning strategy should be prepared by the local government. A tourism component of a local planning strategy should provide local governments with a sound rationale for determining the future land allocation, planning controls and infrastructure needs for tourism, including caravan parks, based on sound planning principles. Guidance on the preparation of the tourism component of a local planning strategy is outlined in the *Tourism Planning Guidelines*.

Local planning scheme and scheme amendments

It is intended that the preparation of new or amended local planning schemes reflect the provisions of this bulletin and guidance contained in the *Tourism Planning Guidelines*. Schemes should include zones that allow for caravan park developments and the permissibility of land uses in each zone. Definitions may be guided by the WAPC's *Model Scheme Text* or the *Caravan Parks and Camping Grounds Act 1995*.

Zoning

The preference is for new caravan park sites to be zoned '*Special Use - Caravan Park*', as opposed to the generic '*Tourist*' zone to provide long term security of use of the site as a caravan park.

In order to promote a more standardised approach to zoning, a local planning scheme may provide for caravan parks (intended for short stay and long stay) in the following manner:

- by zoning Caravan Parks as '*Tourist*' or '*Special Use – Caravan Park*';
- by the zoning table identifying Caravan Parks as a permitted (P) use in the '*Tourist*' zone and a discretionary use (D or A) in the '*Residential*' or '*Rural*' zones; and
- by the zoning table identifying Park Home Parks as not permitted (X) use in the '*Tourist*' or '*Special Use – Caravan Park*' zones.

In utilising '*Special Use*' zones, additional Scheme provisions may be appropriate for inclusion in the Schemes Special Use Schedule. These site specific provisions may be used to restrict length of stay within the caravan park.

Caravan parks primarily intended for long stay or non-tourism purposes (e.g. residential parks, park home parks, lifestyle villages or transient workforce accommodation parks) should be defined as Park Home Parks and zoned '*Special Use – Park Home Park*'.

Rezoning

The rezoning of '*Tourist*' or '*Special Use - Caravan Park*' zoned sites to residential, commercial or alike zones is generally considered inconsistent with the objectives of this bulletin. However, if a rezoning is proposed, it should be justified and assessed in the context of the WAPC's *Tourism Planning Guidelines*, any relevant Local Planning Strategy and this bulletin. Where it can be demonstrated that a caravan park site is no longer required, and this is supported by the WAPC in consultation with relevant stakeholders, including long stay tenants, the WAPC may recommend that the Minister approve the rezoning subject to all other relevant planning considerations.

Subdivision and strata subdivision

Subdivision is generally not supported for caravan parks; exceptions may be considered for excising a portion of a site if it can be demonstrated that it is no longer required and where the excised portion is to be developed for a compatible tourist use. The strata titling of caravan parks is not permitted. This is to avoid the potential for strata lot owners to develop individual sites in a way which is contrary to the purpose and intent of the caravan park.

8. Criteria to assess new and/or the redevelopment of existing caravan parks

A range of factors should be taken into consideration when planning or assessing new caravan parks, redeveloping existing caravan parks, and when determining a new or modified caravan park licence application. As a guide the following criteria, where relevant, should be used to assist in the planning and assessment process:

Site Suitability*Location and context*

- Identify the purpose and composition of the caravan park in relation to its location and context. Considerations may vary between a stopover/transit caravan park, destination caravan park catering for tourists and a caravan park catering to long stay/permanent occupants.
- Where practicable, caravan parks comprising a long stay component should be located where there is access to urban facilities and amenities.
- There is a presumption against caravan parks comprised of long stay residents being located in areas of high tourism value because it is preferable that these sites/locations are secured for tourism purposes.
- Provide details of land tenure and any lease agreements.

Topography, drainage, soils and vegetation

- Caravan parks should generally not be located on steep slopes due to erosion risk and potential drainage problems associated with earthworks and retaining cut and fill embankments. However, if mitigation measures are outlined, sites may be considered in constrained areas.
- Caravan parks should not generally be permitted in areas of potential risk from flooding or waterlogging. However if mitigation measures are outlined, sites may be considered in constrained areas. Watercourses (such as streams and creeks) and local sensitive environmental features should not be disturbed or altered by the development.
- Acid sulphate soils and other soil types may not be suitable for development as they are susceptible to slipping and slumping, especially during wet periods.
- Vegetation clearing should be kept to a minimum, and in particular, the retention of mature trees should be encouraged, subject to appropriate management of falling limbs and bushfire risk.
- Caravan parks are regarded as generally incompatible in Priority 1 and Priority 2 water resource protection areas, and are conditional use in Priority 3 areas (must be connected to deep sewerage, except where exemptions apply under the *Government Sewerage Policy*).

Coastal or fire hazard constraints

- Many existing caravan parks are situated within coastal environments. The location of new or the redevelopment of existing coastal caravan parks should take into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria. Compliance with any relevant coastal planning policy or guideline is required; this may necessitate the need for a coastal hazard risk management and adaptation plan being prepared, where one does not exist.
- Where a new or the redevelopment of an existing coastal caravan park is likely to result in increased visitation to the adjacent foreshore area, a foreshore management plan may need to be developed and implemented.
- Many caravan parks are located in bush settings which may present a bushfire hazard. For sites identified as being bushfire-prone, compliance with any relevant bushfire planning policy or guideline is required. This may necessitate the need for a bushfire hazard assessment and/or bushfire management plan being prepared.

Visual impact

- Caravan parks may have an impact on landscape character and visual amenity in rural and natural landscapes. The visual impact of the caravan park should be considered from scenic vantage points, public lookouts and tourist routes to reduce the minimisation of high value view sheds.

Internal Design

Separation of accommodation types/purpose

- Any long stay accommodation should complement the short stay sites with priority given to locating short stay accommodation on those areas of the site providing the highest tourism amenity (e.g. the beachfront, proximity to shared ablution blocks).

- The design of the caravan park should separate any long stay accommodation from short stay accommodation to help ameliorate noise and social issues. Where possible, separate facilities and access should be provided.
- Location of overflow areas should be identified if the caravan park site is likely to require additional space in peak periods, subject to the availability of land. Where practicable, overflow areas should be located in areas that are least likely to impact on long stay residents to avoid potential conflicts. A local government is required to endorse the details of overflow facilities on each licence.

Access

- Suitable access and egress should be provided to ensure traffic, cyclist and pedestrian safety within the park.
- Secondary or alternative access routes in event of an emergency (e.g. fire or flood) should be identified.
- Internal road design should consider the interaction between pedestrians and vehicles, and adequate manoeuvring space for RVs and vehicles towing caravans and trailers.

Amenity

- Vegetation and landscaping should be considered as they are important for integrating the caravan park into the landscape. Vegetation and landscaping provide screening from surrounding land uses, help reduce visual and noise impacts, provide privacy for park users, provide shade, and contribute to a desirable setting for a caravan park.
- Other visual and amenity considerations may include design to minimise the opportunity for crime, using complementary structure styles, colours and materials, suitable choice of fencing, and separating recreational areas (e.g. playgrounds and pools) from quiet activity areas.

Capability

Services

- Utility services including a suitable electricity supply, telephone service or mobile phone network availability, a demonstrable water supply and wastewater treatment system should be available. Service providers should be consulted regarding the availability and capacity of services in determining new sites for caravan parks, particularly during seasonal peak demand.
- Where reticulated sewerage is not available, on-site wastewater disposal is to be to the satisfaction of the Health Department.
- All caravan parks are required to have a chemical toilet dump point, with some exemptions (e.g. park home parks). Dump points should be located away from accommodation and in areas of less tourism amenity. If exempted from providing a dump point on the facility, demonstrated access to an alternative off site dump point is to be identified.
- Caravan parks catering to long stay users may need to consider a higher level of services and infrastructure than those catering to short stay users.
- Long stay sites must be separately metered for electricity and have a separate tap or connection to water.

9. Development to be consistent with Caravan Parks and Camping Grounds Act and Regulations

Development and redevelopment of caravan parks must also comply with the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*, and any updates and/or creation of new legislation that supersede those mentioned.

10. Further information

Enquiries concerning this bulletin should be directed to:
Department of Planning

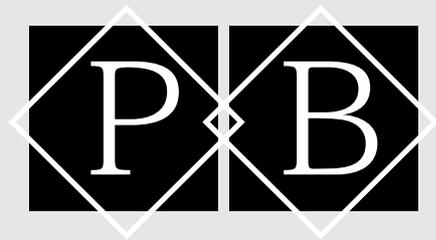
Gordon Stephenson House
140 William Street
PERTH WA 6000
Locked Bag 2506
PERTH WA 6001

Information relevant to this bulletin is published at www.planning.wa.gov.au.

Other resources

Below is a list of other resources which may be relevant, any updates to these policies or legislation shall supersede those listed:

- *Residential Parks (Long-stay Tenants) Act 2006*
- *Residential Tenancies Act 1987*
- *Building Act 2011*
- *Building Code of Australia*
- *Strata Titles Act 1985*
- *Health Act 1911*
- *Planning Bulletin 83 – Planning for Tourism*
- *Planning Bulletin 71 – Residential Leasehold Estates and Development;*
- *Tourism Planning Guidelines;*
- *State Planning Policy 2.6 – State Coastal Planning Policy*
- *State Planning Policy 3.4 – Natural Hazards and Disasters*
- *Planning for Bush Fire Protection Guidelines*
- *Development Control Policy 1.3 – Strata Titles*
- Department of Local Government and Communities website
- Department of Environment and Regulation clearing policies
- Department of Health and WAPC sewerage policies
- Department of Fire and Emergency Services bushfire policies
- Department of Water and WAPC water management policies
Department of Commerce brochures/information on residential parks



Caravan Parks

1. Purpose

This Bulletin provides advice and seeks comments on matters to be taken into consideration in planning for the development of caravan parks.

2. Background

Caravan parks have traditionally provided accommodation for tourists. However, in recent years, there has been a trend for caravan parks to also provide permanent accommodation for residents. Planning for the development of caravan parks should, therefore, be considered in this context.

There are 216 caravan parks operating in Western Australia, including 31 in Perth. There are 141 short-term parks and 75 long-term parks¹. In other words, 35 per cent of caravan parks are long-term parks

3. Objectives

Key planning objectives for the development of caravan parks are:

- to provide short-term accommodation for tourists in locations which complement existing tourist and recreation facilities;
- to provide long-term accommodation for permanent residents in locations with access to services normally available to conventional residential development; and

- to encourage development of caravan parks in a manner which is compatible with existing land uses, and which does not have a detrimental impact on the environment or the amenity of the locality.

4. Location and site selection

A range of factors should be taken into consideration in determining suitable sites for caravan parks. These are considered below.

4.1 Tourist or permanent accommodation

The mix of tourist and permanent accommodation is a key factor in planning for caravan parks, as there will be different planning considerations associated with each.

For example, caravan parks which are primarily designed to cater for tourists should be located with good access to key tourist attractions, such as beaches, or areas of cultural, historical or landscape significance.

On the other hand, caravan parks which are principally designed for permanent residents should be assessed in the same way as conventional residential development. They should be located in areas with access to employment, shops, schools, public transport, and community and recreation facilities.

It should not be assumed that occupants of long-term parks have access to cars. Access to a bus route linking with employment, shops, schools and community facilities is, therefore, essential if the site is beyond walking distance to these facilities. In addition, the facilities must also have the capacity to

service the needs of the caravan park residents.

In particular, long-term parks should provide easy access to primary schools, shops and a health centre, otherwise residents will be disadvantaged compared with those of conventional housing. It is also desirable for these parks to have access to childcare centres, playgrounds and community halls. Therefore, the most appropriate sites are those which would otherwise be suitable for residential development.

4.2 Visual impact and amenity

Caravan parks have a pronounced repetitive image. The impact of a caravan park on landscape character and visual amenity will, therefore, be an important consideration.

In rural and natural landscapes, the visual impact of a caravan park should be considered from scenic vantage points, public lookouts and tourist routes. Prominent sites such as ridges and exposed headlands should be avoided, as should sites which are difficult to landscape and integrate into the environment.

Caravan parks accommodating permanent residents will generally be located adjoining established and developing areas where the environment is a mixture of buildings, hard surfaces and soft landscaping. In these locations, the soft landscaping should dominate with caravans only glimpsed in a leafy and vegetated environment.

Vegetation buffers and landscaping will be important in integrating the caravan park into the landscape and in providing screening from

¹[Source: ABS, *Tourist Accommodation, Small Area Data, Western Australia March Quarter 2000* [8635.5.40.001], for caravan parks with 40 or more powered sites, cabins etc, including short-term sites (occupied for less than two months) and long-term sites (occupied for more than two months)].

surrounding land uses, as well as reducing visual and noise impacts and providing privacy for park users.

4.3 Topography, drainage, soils and vegetation

Caravan parks should generally not be located on steep slopes due to potential drainage problems associated with earthworks and retaining cut and fill embankments. In addition, such development may result in increased development costs. Steep slopes may also present a bushfire hazard.

Caravan parks should not be permitted in areas of potential risk from flooding or waterlogging. Streams and creeks should not be disturbed by the development.

Some soil types may not be suitable for development as they are susceptible to slipping and slumping, especially during wet periods.

Vegetation clearing should be kept to a minimum as excessive removal may result in soil erosion and possible problems with stormwater run-off. Good vegetation cover also provides screening and contributes to a desirable setting for a caravan park.

4.4 Utility services

Utility services including a suitable electricity supply, telephone service, a water supply and reticulated sewerage should be available. Where reticulated sewerage is not available, on-site wastewater disposal is to be to the satisfaction of the Health Department. Provision of reticulated sewerage for long-term parks is highly desirable.

Service providers should be consulted regarding the availability of services in determining suitable sites for caravan parks.

4.5 Pedestrian and vehicular access

Suitable access to and from caravan parks should be provided to ensure traffic, cyclist and pedestrian safety

within the vicinity of the park. Entrances and exits should be avoided where vehicular access is difficult because of poor sight lines or large volumes of fast-moving traffic.

Ease of access to caravan parks and access by park residents to facilities is particularly important for caravan parks accommodating long-term residents.

The impact of vehicular noise and headlights on adjoining land uses at access points should also be considered, particularly for parks in the vicinity of residential development.

When considering a site which adjoins public land, such as a park, beach or foreshore area, careful consideration should be given to maintaining public access to that facility without the need for the public to walk or drive through the caravan park.

Access within parks is to be in accordance with the *Caravan Parks and Camping Grounds Regulations 1997*. Details are provided in part 5 of this Bulletin.

4.6 Environment, setting and land capability considerations

Caravan parks should not be sited in areas where the development is likely to have an adverse impact on the environment, including impacts on regionally significant vegetation, such as defined by *Bush Forever* for vegetation in the Perth Metropolitan Region; locally significant vegetation; wetlands; or other environmental values. Site selection should also take into account any relevant land capability considerations.

Caravan parks are regarded as generally incompatible in Priority 1 and 2 water resource protection areas, and are a conditional use in Priority 3 areas (must be connected to deep sewerage, except where exemptions apply under the *Government Sewerage Policy*).

The setting for a caravan park is also a key factor, as different environments will offer different opportunities and constraints. For example, there may be an opportunity to incorporate a natural feature into a caravan park in a way that provides a balance between the environment and the park development. An example is incorporating an area of protected flora into the open space component of a caravan park.

5. Development to be consistent with the Caravan Parks and Camping Grounds Act and Regulations

Development of caravan parks must also comply with the provisions of the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*. As well as providing for licensing of caravan parks, the legislation defines a caravan park (similarly defined in the *Model Scheme Text*), a short-stay site (site occupied for no longer than three months) and long-stay site (site occupied for any period of time), and sets out a range of matters for the construction and operation of caravan parks. These include design standards for:

- internal roads, requiring entrance and two-way roads to be at least six metres wide and one-way roads to be at least four metres wide;
- setbacks, requiring a minimum of one metre between caravans, and between caravans and roads;
- parking, including a requirement for each site to have parking for at least one vehicle;
- internal open space, requiring at least 10 per cent of the total area of the caravan park to be open space;
- permitted buildings in caravan parks, including a manager's house, shop, restaurant and ablution facilities;
- firefighting equipment; and

- supply of an electricity, water and telephone service, including a requirement for each long-term site to have separate electricity meters, its own tap and telephone connections.

6. Strata titling

The strata titling of caravan parks is not permitted under the *Caravan Parks and Camping Grounds Act 1995* and the *Strata Titles Act 1985*. This is to avoid the potential for strata lot owners to develop individual sites in a way which is contrary to the purpose and intent of caravan parks for communal occupation. Details are contained in the WA Planning Commission's Policy, DC 1.3, *Strata Titles*.

7. Implementation

7.1 Town planning schemes

Local governments may include statements on the location and development of caravan parks in Local Planning Strategies.

A local government town planning scheme may provide for caravan parks in the following manner:

- as a permitted use (P use) in a Tourist or Caravan Park zone;
- as a discretionary use (D or A use) or an additional use in appropriate zones, e.g., in a Rural zone; or
- as a use in a Special Use zone.

7.2 Rezoning proposals, and applications for subdivision and development

The matters set out in this Bulletin are intended to guide local governments and the Western Australian Planning Commission in considering rezoning proposals, and in dealing with applications for subdivision and development for caravan parks.

Rezoning proposals and applications for subdivision and development are to include details of the proposed mix of short and

long-term accommodation for such parks to assist the Commission and local governments in assessing caravan park proposals.

8. Comments

Comments on the matters contained in this Bulletin are invited and should be directed to the Director, Policy and Legislation Unit of the Ministry for Planning, 469 Wellington Street, PERTH WA 6000 quoting reference number 855/1/1/2P71 by Thursday 31 May 2001.

WEBSITE

As part of its continuing improvements to its service to clients and the public, the Ministry for Planning has established a website at the following address:

<http://www.planning.wa.gov.au/publications/bulletins>

The site contains a range of information concerning the Ministry and the Commission, including Planning Bulletins.

Planning Bulletin 49: Caravan Parks

1. Policy intent

To support the provision of caravan parks within Western Australia by encouraging greater flexibility in the design and composition of caravan parks, when developing new or redeveloping existing sites, to achieve quality planning outcomes.

2. Purpose

This bulletin provides guidance on matters to be taken into consideration in planning for caravan parks, including development of new sites or redevelopment of existing sites.

3. Introduction and background

Caravan parks play an important role in the tourism economy at a local and State level. Caravan parks provide short stay accommodation for tourists and long stay accommodation for permanent residents. Caravan parks vary considerably in size, scale, function, design, location, services and facilities across the State. Caravan parks may also be referred to as a tourist park or holiday village.

The retention of caravan parks within the State is an issue being addressed across government. Caravan parks experience competing demands, which have contributed to the loss of sites throughout Western Australia. Issues include pressure to:

- redevelop (e.g. for residential use or higher end tourism accommodation);
- meet minimum standards and increasing complexity of requirements;
- upgrade aging infrastructure and fund replacement and maintenance;
- provide greater facilities and respond to market demands;
- continue to provide an affordable holiday experience while catering to the gap in other accommodation options available (e.g. affordable housing, transient workforce accommodation, retirement living, emergency housing); and
- undertake reporting and monitoring.

4. Objectives

Key planning objectives are:

- to ensure the long term retention of caravan parks as a form of short stay accommodation for tourists;
- to recognise that the sustainability of caravan parks requires some flexibility in accommodation options;
- to plan for and enable growth in the caravan park industry;
- to ensure the short stay and long stay composition of caravan parks is separated appropriately and also responds to the function and context of the caravan park;
- to encourage the development and redevelopment of caravan parks in a manner that responds appropriately to the environment, economy and context, and maintains a minimum standard; and
- to ensure any new caravan parks are located appropriately to their intended function and context.

5. Types of caravan parks

Caravan parks are a designated area of land primarily for low-cost short stay habitation by tourists, but may also include non-tourists, within temporary and semi-permanent structures. Any permanent structures and long stay habitation are secondary to the primary use. 'Short stay' refers to sites occupied by the same person for no longer than three consecutive

months in any twelve month period and 'long stay' refers to sites occupied by the same person for any period of time greater than three months.

Other park types exist and may be exclusively long stay parks such as residential parks, park home parks, lifestyle villages or transient workforce accommodation parks or a mix of these park types. This bulletin has not been produced for the intent of guiding these types of developments. However, this policy, as well as any other additional policies or requirements, could be used as a guide where there are common features.

6. Accommodation products and structures

Caravan parks provide a range of accommodation products such as camp sites, recreational vehicle sites and on site vans/cabins/chalets. Whilst flexibility is encouraged and a range of accommodation products are permissible, a caravan park is not intended to provide permanent affixed structures for accommodation such as town houses, which should be catered for in a 'Tourist' zone. Caravan parks, however, may contain permitted permanent buildings including caretaker's dwelling/manager's residence, shop/office, ablution block(s), games room/recreation room, camp kitchen, and camp laundry.

Accommodation products and structures can be placed into three categories being temporary, semi-permanent or permanent. It is important to have an understanding of these categories as there are many different accommodation products available and structures permitted on caravan park sites however variations in planning considerations exist. Table 1 has been provided as guidance for planners assessing applications.

For the purposes of this bulletin, constrained areas refers to a specific portion of land that may have restrictions in use due to environmental factors (e.g. steep slopes, flood plains, coastal hazards, bushfire prone areas).

Table 1. Accommodation Products and Category

	Temporary accommodation products	Semi-permanent accommodation products	Permanent structures
Description	Ability to remove structure from site in less than 6 hours	Ability to remove structure from site within 48 hours	Structures affixed to the site
Accommodation products and/or structures	Swag Tent Recreational vehicle (RV) Caravan (with tow ball) Campervan Trailer	Park home Cabin Chalet Caravan (on axel) Transportable Donga Safari hut Rigid tents (e.g. eco-tents)	Ablution block Caretaker's dwelling/manager's residence Office Games room/recreation room Camp kitchen Camp laundry Playground equipment Pool
Planning considerations	- Temporary accommodation products may be permitted in constrained areas - Greater flexibility may be applied to the criteria in Section 8	- Semi-permanent accommodation products not permitted in constrained areas - Less flexibility may be applied to the criteria in Section 8	- Permanent structures not permitted in constrained areas - Little flexibility should be applied to the criteria in Section 8

Some camp kitchens, camp laundries and offices may be transportable or donga type structures and therefore can be removed within 48 hours so may sit within the semi-permanent category.

7. Implementation

Due consideration of this bulletin

The Western Australian Planning Commission (WAPC), Tourism WA and local governments are encouraged to consider the policy position set out by this bulletin in planning and decision-making for caravan park related developments.

Local planning strategy

Where tourism is considered significant within a locality or region, a more detailed tourism component of the local planning strategy should be prepared by the local government. A tourism component of a local planning strategy should provide local governments with a sound rationale for determining the future land allocation, planning controls and infrastructure needs for tourism, including caravan parks, based on sound planning principles. Guidance on the preparation of the tourism component of a local planning strategy is outlined in the draft *Tourism Planning Guidelines*.

Local planning scheme and scheme amendments

It is intended for the preparation of new or amended local planning schemes to reflect the provisions of this bulletin and guidance contained in the draft *Tourism Planning Guidelines*. Schemes should include zones that allow for caravan park developments and the permissibility of land uses in each zone. Definitions may be guided by the Western Australia Planning Commission's *Model Scheme Text* or the *Caravan Parks and Camping Grounds Act 1995*.

Zoning

A local planning scheme may provide for tourist and mixed use caravan parks in the following manner:

- as a permitted use (P use) in a Caravan Park or Tourist zone;
- as a discretionary use (D or A use) in any other appropriate zones (e.g. Rural Residential zone); or
- as a permitted use in a Special Use – *Caravan Park* zone.

The preference is for new caravan park sites to be zoned as a Caravan Park, as opposed to the generic Tourist zone to provide security of use of the site as a caravan park.

Caravan parks primarily intended for long stay (e.g. residential parks, park home parks, lifestyle villages or transient workforce accommodation parks) should not be zoned Caravan Park or Tourist. A local planning scheme may provide for long stay caravan parks in the following manner:

- as a use in a Special Use – *Park Home Park/Lifestyle Village* zone;
- as a discretionary use (D or A use) in any other appropriate zones (e.g. Residential or similar urban zones);
- for proposals in a Rural zone (generally located on the urban fringe), rezoning in the first instance to Special Use – *Park Home Park* (or similar) would be desirable.

In utilising Special Use zones, additional Scheme provisions may be appropriate.

Rezoning

Rezoning of Tourist or Caravan Park sites is generally considered inconsistent with the objectives of this bulletin. However, where a local planning strategy or amendment report demonstrates that a caravan park site is no longer required because of a lack of demonstrated long term tourism demand or sustainable tourism function, and this is supported by the WAPC in consultation with relevant stakeholders including long stay

tenants, the WAPC may recommend that the Minister approve the amendment to the local planning scheme subject to all other relevant planning considerations.

Subdivision and strata subdivision

Subdivision is generally not supported for caravan parks; exceptions may be considered for excising a portion of a site if it can be demonstrated that it is no longer required and where the excised portion is to be developed for a compatible tourist use. The strata titling of caravan parks is not permitted. This is to avoid the potential for strata lot owners to develop individual sites in a way which is contrary to the purpose and intent of the caravan park.

8. Criteria to address new and/or the redevelopment of existing caravan parks

A range of factors should be taken into consideration when planning or assessing new caravan parks, redeveloping existing caravan parks, and when determining a new or modified caravan park license application. As a guide the following criteria, where relevant, should be used to assist in the planning and assessment process:

Site Suitability

Location and context

- Identify the purpose and composition of the caravan park in relation to its location and context. Considerations may vary between a stopover/transit caravan park, destination caravan park catering for tourists and a caravan park catering to long stay/permanent occupants.
- Where possible, caravan parks comprising a long stay component should be located where there is access to a variety of normal urban facilities and amenities.
- There is a presumption against caravan parks comprised of long stay (permanent residents) being located in areas of high tourism value because it is preferable for tourist assets and attractions to be secured for tourism purposes in those locations.
- Provide details of land tenure and any lease agreements.

Topography, drainage, soils and vegetation

- Caravan parks should generally not be located on steep slopes due to erosion risk and potential drainage problems associated with earthworks and retaining cut and fill embankments. However if mitigation measures are outlined, sites may be considered in constrained areas.
- Caravan parks should not generally be permitted in areas of potential risk from flooding or waterlogging. However if mitigation measures are outlined, sites may be considered in constrained areas. Watercourses (such as streams and creeks) and local sensitive environmental features should not be disturbed or altered by the development.
- Acid sulphate soils and other soil types may not be suitable for development as they are susceptible to slipping and slumping, especially during wet periods.
- Vegetation clearing should be kept to a minimum, and in particular, the retention of mature trees should be encouraged, subject to appropriate management of bushfire risk.
- Caravan parks are regarded as generally incompatible in Priority 1 and Priority 2 water resource protection areas, and are conditional use in Priority 3 areas (must be connected to deep sewerage, except where exemptions apply under the *Government Sewerage Policy*).

Coastal or fire hazard constraints

- Many existing caravan parks are situated within coastal environments. The location of new or the redevelopment of existing coastal caravan parks should take into account coastal processes, landform stability, coastal hazards, climate change and biophysical criteria. Compliance with any relevant coastal planning policy or guideline is required; this may necessitate the need for a coastal hazard risk management and adaptation plan being prepared.

Attachment 3 **Planning Bulletin 49: Caravan Parks (Consultation Draft)**

- Where a new or the redevelopment of an existing coastal caravan park is likely to result in increased visitation to the adjacent foreshore area, a foreshore management plan may need to be developed and implemented.
- Many caravan parks are located in bush setting which may present a bushfire hazard. For sites identified as being bushfire-prone, compliance with any relevant bushfire planning policy or guideline is required. This may necessitate the need for a bushfire hazard assessment and/or bushfire management plan being prepared.

Visual impact

- Caravan parks may have an impact on landscape character and visual amenity in rural and natural landscapes. The visual impact of the caravan park should be considered from scenic vantage points, public lookouts and tourist routes to reduce the minimisation of viewsheds.

Internal Design

Separation of accommodation types/purpose

- Long stay accommodation should complement the short stay sites and priority given to locating short stay accommodation on those areas of the site providing the highest tourism amenity (e.g. the beachfront, proximity to shared ablution blocks).
- The design of the caravan park should separate long stay accommodation from short stay accommodation to help ameliorate noise and social issues. Where possible, separate facilities and access should be provided.
- Location of overflow areas should be identified if the caravan park site is likely to require additional space in peak periods, subject to the availability of land. Overflow areas should be located in areas that are least likely to impact on long stay/permanent residents to avoid potential conflicts.

Access

- Suitable access entering and exiting caravan parks should be provided to ensure traffic, cyclist and pedestrian safety.
- Secondary or alternative access routes in event of an emergency (e.g. fire or flood) should be identified.
- Internal road design should consider the interaction between pedestrians and vehicles, and adequate manoeuvring space for vehicles towing caravans.

Amenity

- Vegetation and landscaping should be considered as they are important for integrating the caravan park into the landscape. Vegetation and landscaping provide screening from surrounding land uses, as well as help reduce visual and noise impacts, provide privacy for park users, provide shade and contribute to a desirable setting for a caravan park.
- Other visual and amenity considerations may include design to minimise the opportunity for crime, using complementary structure styles, colours and materials, suitable choice of fencing and separating recreational areas (e.g. playgrounds and pools) from residential/quiet activity areas.

Capability

Services

- Utility services including a suitable electricity supply, telephone service, a demonstrable water supply and wastewater treatment system should be available. Service providers should be consulted regarding the availability and capacity of services in determining new sites for caravan parks, particularly during seasonal peak demand.
- Where reticulated sewerage is not available, on-site wastewater disposal is to be to the satisfaction of the Health Department.

- Dump points should be provided in a suitable location away from accommodation and in areas of less tourism amenity. If not provided on site, demonstrated access to alternative off site dump sites is to be identified.
- Caravan parks catering to long stay occupants may be required to have a higher level of services and infrastructure than those catering to short stay/tourist parks.
- Long stay sites must be separately metered for electricity and water.

9. Development to be consistent with Caravan Parks and Camping Grounds Act and Regulations

Development and redevelopment of caravan parks must also comply with the *Caravan Parks and Camping Grounds Act 1995* and the *Caravan Parks and Camping Grounds Regulations 1997*, and any updates and/or creation of new legislation that supersede those mentioned above.

10. Further information

Enquiries concerning this planning bulletin should be directed to:
Planning Manager – Policy Development and Review
Department of Planning
Gordon Stephenson House
140 William Street
PERTH WA 6000
Locked Bag 2506
PERTH WA 6001

Information relevant to this Planning Bulletin is published at www.planning.wa.gov.au.

Other resources

Below is a list of other resources which may be relevant:

- *Residential Parks (Long-stay Tenants) Act 2006*
 - *Residential Tenancies Act 1987*
 - *Building Act 2011*
 - *Building Code of Australia*
 - *Strata Titles Act 1985*
 - *Health Act 1911*
 - *Planning Bulletin 83 – Planning for Tourism*
 - *Planning Bulletin 71 – Residential Leasehold Estates and Development;*
 - *Tourism Planning Guidelines;*
 - *State Planning Policy 2.6 – State Coastal Planning Policy*
 - *State Planning Policy 3.4 – Natural Hazards and Disasters*
 - *Planning for Bush Fire Protection Guidelines*
 - *Development Control Policy 1.3 – Strata Titles*
 - Department of Environment and Regulation clearing policies
 - Department of Health and WAPC sewerage policies
 - Department of Fire and Emergency Services bushfire policies
 - Department of Water and WAPC water management policies
 - Department of Commerce brochures/information on residential parks
- Any updates to the policy or legislation listed above shall supersede those listed.

Attachment 4 **Submissions Table – Summary of issues raised during round 1 and 2 of stakeholder consultation and DoP actions/response**

KEY ISSUES RAISED BY SUBMITTERS	ACTIONS/RESPONSE
Out-dated, irrelevant or superseded information and references.	Any out-dated, irrelevant or superseded information and references have been removed from PB49.
Concerns that PB49 focused on new caravan parks and lacked detail about the more common issue of redevelopment of caravan parks.	PB49 has been amended significantly to address the redevelopment of caravan parks. PB49 now defines redevelopment and highlights criteria that should be taken into consideration for redeveloping parks. PB49 has been written to allow flexibility in design and composition, and should be applied on a case-by-case basis with decision makers using their discretion when applying PB49.
Concerns decision makers are applying PB49 as if it were a high level policy.	All references to PB49 being a 'policy' have been removed, planning bulletins are only guidance documents. Wording has been added to highlight that PB49 should be 'applied on a case-by-case basis' and encourages decision makers to use their discretion when applying PB49.
Concerns that PB49 is too prescriptive.	Criteria set out in Section 8 of the bulletin are detailed without being overly prescriptive. The criteria is to be applied on a case-by-case basis and discretion should be used by planners when applying PB49.
Requests to incorporate details of other policies/legislation.	PB49 should not reiterate the content of other policies/legislation however references to relevant documents is incorporated, this also dates a document quickly if changes are made to other policies/legislation.
Concerns regarding inconsistent application of PB49.	Issue is not with the content of PB49 rather the application of PB49. PB49 highlights that it should be 'applied on a case-by-case basis' and that 'discretion' should be used when assessing applications. PB49 recognises that planning for caravan parks is site specific and requires flexibility in decision making. Local governments require education and support in applying PB49 – Tourism WA have informally committed to undertake an education program.
Confusion and concern around lack of understanding of the application of PB49 versus draft <i>Nature-Based Parks Guidelines</i> (produced by the DLGC).	Both PB49 clearly defines caravan park and the role of the document, likewise the draft <i>Nature-Based Parks Guidelines</i> clearly defines nature-based park and outlines when it should be applied. PB49 highlights that other resources may be relevant and refers readers of the document to DLGCs website.
Concern around caravan parks not allowing long stay sites.	PB49 addresses caravan parks intended for leisure tourists, it acknowledges that caravan parks are made up of a mix of short stay and long stay (however long stay should be secondary to short stay where a park is in a tourism location). PB49 does not specify what the mix should be so that flexibility is maintained. Entirely long stay parks (i.e. residential parks, park home parks, lifestyle villages) should be guided by PB71.
Concern with elements of zoning and rezoning sections, particularly zoning new caravan park sites as 'Special Use – Caravan Park'.	Submitters were divided on the zoning of new sites as 'Special Use – Caravan Park'. PB49 is guidance and a 'best practice approach' to land use planning for caravan parks and should be applied on a case-by-case basis. Advocacy of the Special Use zoning is considered appropriate to provide

Attachment 4 **Submissions Table – Summary of issues raised during round 1 and 2 of stakeholder consultation and DoP actions/response**

	long-term protection for this important landuse.
Concern regarding timing of the publishing of PB49 and the review of the <i>Caravan Parks and Camping Grounds Act 1995</i> and <i>Regulations 1997</i> .	PB49 addresses planning issues, the Act and Regulations address regulatory issues. Completion of Act review is likely to be in 2016 therefore moving forward with PB49 is deemed appropriate. Tourism WA and DLGC supportive of the review of PB49. DLGC have been involved in the review of PB49 and DoP in the review of the Act. It should also be noted that planning bulletins can be easily amended if required (i.e. once the Act has been passed). PB49 could become quickly out-dated given changes to the Act; therefore PB49 has been written in such a way that it is unlikely to require any major amendments once the Act has been passed. Also PB49 includes wording to the effect of: <i>'any updates to policies or legislation shall supersede those listed/mentioned above'</i> .
Combine tourism related bulletins (e.g. PB49: Caravan Parks, PB99: Holiday Homes, PB83: Planning for Tourism).	PB83 has been significantly reviewed in the last few years. There is no intention to combine these bulletins at this point in time as they deal with different subject matters.
Issues with time consuming approvals processes.	PB49 provides guidance to planners to assist in timely decision making. The review of PB49 has clarified issues around caravan parks therefore better assisting decision makers. The Act review and creation of additional guidance, such as the draft <i>Nature-Based Parks Guidelines</i> , will assist in decision making and consequently reduce approvals times.
Requests for minor rewording, inclusion of additional content and misinterpretation of content.	Content has been amended where appropriate and further clarity has been provided as required. Suggestions for additional content were either adopted where appropriate or in some cases these suggestions were deemed too detailed, impractical or outside the scope of PB49.

Note: For sections of PB49 not outlined below, the content remains unchanged.

1. Intent

- Title amended from *'Policy Intent'* to *'Intent'* as bulletins are not policy documents and only guidance.
- Amended to include the words *'land use'* in sentence 'to achieve quality land use planning outcomes' highlighting that this bulletin is about guiding land use planning.

2. Purpose

- Amended to include the words *'applied on a case-by-case basis'* to highlight that this bulletin is not intended to be applied rigidly to all sites as each site will require different planning considerations.

5. Types of caravan parks

- Second paragraph has been amended at the start to highlight that *'other park types and associated licencing provisions exist'*, other content remains the same.

6. Accommodation products and permanent structures

- Title amended from *'Accommodation products and structures'* to *'Accommodation products and permanent structures'* for clarity.
- *Table 1. Accommodation Products and Categories* outlining a description of product types, time limit by which they should be able to be removed from site and planning considerations has been removed, this table was not deemed necessary and confused the reader.
- First paragraph removed the reference to *'townhouses'* and additional rewording occurred to provide clarity that caravan parks provide a range of accommodation products and permanent structures, and that many different products and permanent structures are permitted. There is also a new note that *'not all accommodation types may be permitted under the Caravan Parks and Camping Grounds Act 1995'*.
- Second paragraph has had more significant amendments, this paragraph highlights that flexibility of accommodation products and permanent structures are permissible, and required for commercial viability however planning considerations exist as to the positioning of products and structures in constrained areas. The definition of constrained areas remains unchanged. In place of Table 1, this paragraph highlights that: *'Accommodation products located in constrained areas should be removable from the site within 24 hours, this may require the need for additional equipment such as a crane. Permanent structures should not be permitted in constrained areas.'*
- Third paragraph has been amended stating: *'Some cabins and chalets can be affixed to a site (e.g. on a slab) and therefore may be considered permanent structures; as well as this, some camp kitchens, camp laundries and offices may be transportable or donga type structures that can be removed within 24 hours. Discretion should be used when considering these.'* This highlights that there is much variation in design of products and permanent structures, and therefore discretion may need to be used in applying this bulletin.

7. Implementation

Due consideration of this bulletin

- Removed reference to *'Tourism WA'*, as it is not required.
- New paragraph to clarify what *'redevelopment'* is and that there may not be the need for studies to be undertaken as per Section 8 (depending on the scale of the redevelopment proposed). This new paragraph also emphasises that discretion should be used when applying this bulletin.

Zoning

- Content amended for clarity but the overall intent remains the same.
- Recommended zoning of Caravan Parks amended from *'Caravan Park'* to *'Special Use – Caravan Park'*.
- Recommended approach to sites primarily intended for long stay or non-tourism purposes should be defined as Park Home Parks and zoned *'Special Use – Park Home Park'*.
- Order of information has changed to highlight upfront that new caravan parks should be zoned *'Special Use – Caravan Park'* as opposed to the generic *'Tourist'* zone to provide long term security of use of the site as a caravan park.

Rezoning

- Content amended for clarity but the overall intent remains the same.
- Reference to zoning has been amended from *'Caravan Park'* to *'Special Use – Caravan Park'*.

8. Criteria to assess new and/or the redevelopment of existing caravan parks

- Title changed from *'address'* to *'assess'*, more appropriate wording.

Site Suitability*Location and context*

- Second dot point amended wording from *'where possible'* to *'where practicable'* and removed the words *'a variety of normal'* in reference to urban facilities and amenities.
- Third dot point removed reference to *'permanent residents'* for terminology consistency.

Visual impact

- Dot point amended to remove the words *'high value'* in terms of viewsheds.

Internal Design*Separation of accommodation types/purpose*

- Third dot point amended to include the words *'where practicable'* to highlight that it is most appropriate for overflow sites to be situated away from long stay sites however if there is no alternative then proximity may be considered. Additional wording included to highlight requirements of overflow areas: *'A local government is required to endorse the details of overflow facilities on each licence'*.

Access

- Minor rewording of first dot point from *'entering and exiting'* to *'access and egress'* and addition of the words *'within the park'*, and third dot point from *'vehicles towing caravans'* to *'RVs and vehicles towing caravans and trailers'*, changes were made to provide clarity.

Amenity

- Second dot point has removed the reference to *'residential'* for terminology consistency.

Services

- First dot point amended to include the words *'or mobile phone network availability'*.
- Third dot point has been significantly revised to provide clarity around the requirements of dump points.
- Fourth dot point has been amended to *'long stay users'* and *'short stay users'* for terminology consistency.
- Fifth dot point has been amended to no longer require a separate meter for water, wording has been changed to *'and have a separate tap or connection to water'*, to provide consistency with current requirements under the Act/Regulations.



ITEM NO: 9.2

ENDORSEMENT OF TOURISM PLANNING GUIDELINES

TOURISM PLANNING GUIDELINES

A guide to the preparation of the tourism component of a local planning strategy in Western Australia

**Tourism WA
Department of Planning
Western Australian Planning Commission**

May 2014

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1 Introduction

In September 2002, the Tourism Planning Taskforce (the Taskforce) was established to examine issues surrounding the trends of introducing residential components to tourism development on Tourist zoned land and the strata titling of tourism developments.

The Taskforce explored the range of issues shaping Western Australia's tourism industry and determined the principles required to ensure the State could continue to offer affordable and equitable access to the community's most valued holiday sites. The work of the Taskforce involved a high level of community and industry sector consultation. The key principle identified was that a sustainable tourism industry, with its many inherent benefits, requires tourism development to be undertaken for tourism purposes. To achieve this, the taskforce recommended an increased focus on land use planning for tourism, formulated at a regional and local level. The Taskforce also recommended a State framework that recognised the high value the community places on important sites, and emphasised the continuing use of these for tourism purposes.

The *Tourism Planning Taskforce Report* (the Report) was endorsed by the Western Australian Planning Commission (WAPC) and the State Government in January 2006. *Planning Bulletin 83: Planning for Tourism* (Planning Bulletin 83) was prepared in response to the Report's recommendations and was adopted by the WAPC in June 2007. It has subsequently undergone two reviews and the most recent version was adopted by the WAPC in January 2013. These guidelines have been produced to provide further assistance to local government in preparing the tourism component of a local planning strategy, and should be read in conjunction with other relevant WAPC policy.

2 Background

Previously local governments were required to prepare a separate local tourism planning strategy. Planning Bulletin 83 now recommends that local governments give due consideration to tourism within their local planning strategy to establish a land use planning framework for tourism that is relevant to the locality or region. A tourism component of a local planning strategy will provide local governments with a rationale for determining the future land allocation, planning controls and infrastructure needs for tourism, based on sound planning principles. Where a local tourism planning strategy has been previously prepared by a local government, a summary of the key findings and recommendations should be incorporated into the local planning strategy as per these guidelines.

The *Local Planning Manual* should be read in conjunction with these guidelines.

3 Objectives of the guidelines

The objectives of these guidelines are to:

- Encourage a consistent approach to planning for tourism across local planning strategies.
- Ensure that tourism planning and development is considered at the strategic planning stage, as part of the wider planning context.
- Clarify expectations on the scope and detail required as part of a planning assessment, to enable considered planning decision making around tourism uses at the State, regional and local levels.

4 Purpose, scope and content of the tourism component of a local planning strategy

The following sections of these guidelines outline the purpose, scope and content of the tourism component of a local planning strategy.

4.1 Purpose

As tourism is a significant contributor to the state and local economies in Western Australia, the local planning strategy should incorporate a tourism component where relevant.

The tourism component of a local planning strategy should perform the following functions:

- Establish the aim, vision and objectives for tourism land use and development in the local government area.
- Ensure reference to other relevant State, regional and local government policies and guidelines.
- Address the current and potential role of tourism in the local economy, including the competitive advantages of the locality through an assessment of the five “As” of tourism destination development (accommodation, access, attractions, activities, amenities), current and projected demand, and opportunities for developing tourism products.
- Ensure the ongoing role of tourism in the locality is recognised in the land use planning process through recommendations on appropriate tourist zones, tourism precincts, tourism sites, tourism land requirements and the introduction of specific tourism land uses.
- Provide the mechanisms for assessing the land use and the proposed design of the development on Tourist zoned land.
- Improve the clarity of Tourist zones, tourism precincts and tourism sites through the use of spatial/strategic mapping.
- Identify actions and timeframes for the achievement of tourism related goals and strategies.

4.2 Scope and content

As a guide, the tourism component of a local planning strategy should include but not be limited to:

1. Assessment and identification of sites based on their capacity to be developed for a quality, sustainable tourism outcome that addresses the current and future accommodation demand for an area.
2. The scope, type and process of more detailed planning that may be required, such as future local planning scheme amendments.
3. Criteria and principles to guide the development of tourism precincts and tourism sites.
4. Identification of appropriate planning mechanisms to be incorporated within the local planning scheme. These could include special control areas or specific Tourist zones and/or detailed planning requirements such as the preparation of structure plans prior to

subdivision and/or development, and incentives such as plot ratio bonuses to encourage the provision of tourist accommodation or to increase the scale of tourism components in a mixed use development.

The introductory section should provide a brief description of the intent and scope of the tourism component of the local planning strategy, which will vary depending on the characteristics of a local government area and the importance of tourism to that area.

A clear vision statement is required, consistent with the goals/visions of the local government's strategic plan and the tourism characteristics of the destination. This will enable the local government to establish clear objectives to guide tourism development within their area.

The following standard objectives for the tourism component of a local planning strategy may be adapted:

- Identify the nature and importance of tourism in the local economy in the preparation of strategic plans and policies.
- Recognise and support the importance of tourism to a locality through its local planning scheme zones and provisions.
- Identify and retain sites for the future development of a range of products, services and activities (such as tourist accommodation including backpacker, caravan park, self-catering apartments, motels and hotels, and attractions) to meet projected demand for the locality.
- Encourage a variety of holiday accommodation through the provision of suitable land uses. It is important to consider the retention of existing caravan parks and camping grounds in preferred locations and the protection of caravan parks and camping grounds through appropriate zoning.
- Protect identified tourism precincts and tourism sites from the encroachment of incompatible or conflicting land uses.
- Encourage innovative tourist accommodation development and the provision of facilities that meet the needs of the market.
- Identify and address tourism growth in the locality and encourage development that reinforces the local tourism identity – what is unique to a particular area or what does that locality have that cannot be offered at other tourist destinations.

4.3 State, regional and local planning context

The local planning strategy should identify and describe the role and importance of tourism in the area through an analysis of existing Government policy, assessment of local tourist attractions and facilities, contribution made to the local economy and potential for expansion.

4.3.1 State planning context

A local planning strategy should give due consideration to the *State Planning Strategy* (SPS), the *State Government Strategy for Tourism in WA 2020*, and other relevant WAPC policies. More specifically, these guidelines should be interpreted in conjunction with:

- *Planning Bulletin 83: Planning for Tourism* which provides a policy position to guide decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purpose.
- *Planning Bulletin 99: Holiday Homes Guidelines* (Planning Bulletin 99) which provides guidance to local governments when dealing with issues associated with holiday homes in the local government planning framework.
- *Planning Bulletin 49: Caravan Parks* (Planning Bulletin 49) which provides guidance on matters to be taken into consideration in planning for caravan parks, including development of new sites or redevelopment of existing sites.

4.3.2 Regional planning context

A local planning strategy should give due regard to *Regional Planning and Infrastructure Frameworks* (PIFs) and other regional planning mechanisms such as the Metropolitan Region Scheme, Greater Bunbury Region Scheme and Peel Region Scheme.

4.3.3 Local planning context

The *Model Scheme Text* currently does not address tourism in detail and accordingly, many local planning schemes do not contain tourism provisions. Tourism development is often considered in the same context as other land uses and development such as residential, commercial and industrial. Many local planning schemes allow residential use in the Tourist zone and do not provide guiding objectives or principles to ensure development is consistent with the purpose of the zone. Where there is a strong or developing tourism industry, there is a need to incorporate a greater focus on tourism land use and development in the local planning scheme. Accordingly, the process of development of the tourism component of a local planning strategy may identify a number of amendments to the local planning scheme which should be initiated to ensure that land for tourism is adequately identified and protected.

An assessment of the local government's local planning scheme should give consideration to the following:

- How does the local planning scheme adequately protect tourism/tourist uses given other land use planning and zoning pressures?
- How has the existing planning framework influenced the location, design and type of tourist development within the local government area?
- How do the existing planning provisions and policies support and encourage the development of tourism facilities?
- Has the growth and/or development of tourist accommodation, attractions, and/or facilities been influenced by the presence or absence of tourism specific policies/zones?
- If the local planning scheme currently contains a Tourist (or similar) zone, what non-tourism uses are permissible or discretionary within that zone and how has this affected development on Tourist zoned land?

- Does the local area have significant existing/historic tourism attractions, accommodation and development that may be enhanced through formal tourism strategies, local planning strategies or local planning schemes?

4.4 Local tourism profile

An analysis should be undertaken of the characteristics of the existing and potential tourism industry. This includes identifying the value of tourism, and existing, proposed and potential tourism development(s) to determine accommodation needs such as types and numbers and/or the need for new or additional facilities (e.g. harnessing areas of natural beauty with no existing facilities).

4.4.1 Visitor information

An assessment of the following visitor information is recommended:

- average length of stay (% overnight visitors);
- purpose of visit (holiday, business, specific attraction/event);
- accommodation selected (type, age, standard occupancy rates, peak periods/seasonality);
- mode of transport (to/from and within local area); and
- demographics (age, sex, ethnicity, international/interstate/intrastate).

The Research and Analysis branch of Tourism Western Australia (Tourism WA) and the Australian Bureau of Statistics (ABS) are resources local governments may utilise in compiling visitor information.

4.4.2 Tourism accommodation supply and demand

It is recommended that local governments develop and maintain an inventory of existing and proposed tourism accommodation development. The inventory should include the address, trading name, type of accommodation, site area, zoning and number of keys/rooms/beds. Tourism WA's *Register of Significant Accommodation Development* provides a State-wide summary of proposed tourist accommodation projects in Western Australia and can be used as a resource.

Where land supply pressures for tourist accommodation are evident or predicted within the local government area, the tourism component of a local planning strategy should include, and be informed by, an accommodation demand/supply study or analysis which will provide forecast estimates of future tourism growth, including the likely demand for short stay accommodation. A demand/supply study should:

- identify current accommodation supply;
- assess current and future demand based on Tourism WA, ABS data, the local governments own data and relevant planning documents (e.g. local tourism planning strategies, Regional Planning and Infrastructure Frameworks);

- identify accommodation gaps and opportunities; and
- identify tourist accommodation land requirements.

The complexity and depth of the accommodation demand/supply analysis should be determined by the size of the local tourism industry and land use/land supply pressures. It is recommended that suitable expertise be used to undertake a comprehensive supply/demand study that outlines short, medium and long term needs. While there is a need to ensure tourism accommodation is protected from the pressure of becoming permanent residential development, there is also the need to accommodate seasonal and transient workers that support local industry, including the tourism industry, and to provide affordable temporary accommodation for vulnerable individuals and families. These should not, however, take precedence over tourists requiring tourism accommodation.

4.4.3 Site assessments for future tourist accommodation development

The tourism component of a local planning strategy should include an assessment of the availability, retention and identification of suitable land for the future provision of tourist accommodation. Further, an assessment of the amount of Crown land and local government land currently used for tourist accommodation in the locality, the type of accommodation, lease/management arrangements and any future development opportunities should be undertaken. The following criteria can be applied when giving consideration to suitable sites:

- the site has been identified in a report/study as having the potential to accommodate a tourism facility; and/or
- the site contains an existing tourist accommodation development; and/or
- The site is located in an area of high tourist amenity and is of an adequate size to accommodate a tourism facility.

Sites should be assessed based on their suitability for tourism purposes. This will involve an analysis of the amount of vacant Tourist zoned land currently available to determine whether this land will meet the needs forecast in the supply/demand study over the life of a local planning strategy. Analysis should also identify sites zoned for tourism purposes which are no longer suitable for tourism based on size, location or existing non-residential development.

4.4.4 Infrastructure and services

Identify service capacity and infrastructure projects which could potentially impact directly and indirectly on tourism growth and visitor experience within the local government area including access (e.g. roads, rail, airports), water, wastewater, telecommunications and power, noting that these factors can also impact on the growth of other sectors. Further, the tourism component of a local planning strategy should assess how tourists will move between accommodation and activities/attractions as well as access to and from the destination. This analysis should also identify any shortfalls within a local government area, such as the need to improve/expand the road network or local airport to increase tourism access.

4.4.5 Tourist attractions, activities and amenities

An assessment of the principal tourist attractions, activities and amenities are recommended to provide a greater understanding of the scale of the local tourism industry. This analysis should include:

- types of tourism being attracted (tourist market e.g. event-based, cultural, sport, family, adventure, environmental/eco-tourism, health, agri-tourism) and what tourist market could be explored;
- type of attractions/experiences (National Parks, coastal environment, winery region, cultural or sporting events);
- type and number of tourism businesses/activities (art gallery, brewery, theme park);
- emerging tourism development opportunities (events and/or activities such as festivals, concerts, sporting events, undeveloped areas of natural beauty, adventure activities); and
- amenity of tourist/public areas including town centres, streetscapes and public open space.

4.5 Analysis of key issues

The key gaps and opportunities for tourism within a locality can be determined through a strengths, weaknesses, opportunities and threats (SWOT) analysis or similar study. Identifying the necessary changes required to address any gaps in land use planning is critical to informing the tourism component of a local planning strategy. This section should include an assessment of the key land use planning issues, where relevant.

4.5.1 Tourism precincts and tourism sites

A key objective of the tourism component of a local planning strategy is to identify tourism precincts and tourism sites.

Tourism precincts refer to localities of tourism value or amenity that incorporate or have the potential to incorporate the five “As” of tourism destination development (accommodation, access, attractions, activities, amenities). These precincts may require more detailed planning to identify specific tourist accommodation sites, complementary supporting land uses and tourism infrastructure which should be planned in an integrated manner. The concentration of appropriately juxtaposed tourism uses (e.g. family, adult) within a defined area can result in benefits to visitors, businesses and residents. Successful tourism precincts are vibrant and attractive places, providing a variety of uses within a walkable catchment area. The location and scale of a tourism precinct will be determined by consideration of a number of the factors listed in Planning Bulletin 83 (see Section 5).

Tourism sites refer to sites which are zoned for tourism purposes or have an existing tourism function, and that have qualities and attributes which necessitate their retention for tourism purposes. Planning Bulletin 83 provides general location criteria to determine the tourism value of tourism sites including accessibility, uniqueness, setting, tourism activities and amenities, supply of land, suitability in a land use context, capability, size and function.

Where a precinct or site has been identified a qualitative analysis of the precinct or site should be undertaken explaining why the site is unique from a tourism perspective. It is recommended that

specific planning and tourism recommendations be established for each site or precinct. This sets the planning parameters for preparation of future structure plans or redevelopment of the site. For example, a statement may read: this site should be retained for short stay purposes.

4.5.2 Zoning for tourism

In order to provide for the sustainable operation of a range of tourist accommodation types, it is necessary to provide for a zoning structure which clearly sets out the extent and type of development that will be permitted within a specific Tourist zone. This can be achieved through the introduction of a zoning structure which limits the range of uses permissible on a site, taking into account the planning context and its identified tourism function.

For local governments where tourism is a major economic driver, the tourism component of a local planning strategy should recommend the inclusion of a Tourist zone within the local planning scheme where one does not already exist. Tourism sites which require different provisions to the Tourist zone may be zoned Special Use or identified in Special Control Areas, with specific conditions to guide the development outcome.

It would be beneficial if local governments prepared criteria for guiding residential development on Tourist zoned land. The preparation of residential criteria should be developed in accordance with Planning Bulletin 83 (see Section 7).

4.5.2.1 Zoning of caravan parks

Caravan parks, typically located on the coast or in close proximity to the urban fringe, are often subjected to redevelopment proposals to more profitable uses, such as residential or higher yielding tourist accommodation, as increasing operating costs and taxes combined with an extremely price sensitive clientele and seasonal occupancies can result in them becoming unviable. It is preferable for all new caravan park sites to be zoned „Special Use - Caravan Park“ to help protect the use from redevelopment. Existing owners of private caravan parks should be encouraged to rezone sites to „Special Use - Caravan Park“. Caravan parks may also contain a component of long stay sites which is permitted within caravan park zonings. However sites intended for entirely long stay use should be catered for in other zones. Further details on zoning of caravan parks are outlined in Planning Bulletin 49.

4.5.3 Tourist development in non-tourist zones

In many cases, tourist accommodation has been established on non-tourist zoned land, such as mixed use, rural and town centre zones. This is often the case where there is no Tourist zone in the local planning scheme, there has been a strong demand for tourist accommodation, and/or tourism is or was the highest and best use of the land.

Tourism uses should be encouraged in mixed use/town centre zones, as they assist in providing a mix and intensity of development which is attractive to both tourists and residents. As they are not tourism specific zones, however, mixed use zones can allow for existing tourist accommodation to be redeveloped to other asset classes or converted to other uses. They therefore should not be used as a substitute for a specific Tourist zone but can provide additional flexibility.

4.5.3.1 Rural tourism

There is an increasing demand for alternative forms of accommodation in rural areas, particularly from international visitors seeking rural experiences. *State Planning Policy No. 2.5: Land Use Planning in Rural Areas* identifies that tourism opportunities on Rural zoned land increase economic diversification. Rural zoned land may allow small scale tourist activities, including farm stay, chalets, and bed and breakfast, where these are incidental uses to the primary agricultural use.

Small-scale tourist accommodation could be encouraged subject to it being secondary to agricultural land uses, with clarity provided in the zoning table of a local planning scheme such as the use of „AA“ and „SA“. This is to minimise potential land use conflicts and maintain primary production as the priority.

Rural tourism development should ideally be concentrated in areas where there are a number of surrounding or nearby attractions, where possible with sealed road access. Opportunities may exist for small scale caravan and camping grounds in rural areas. These are unlikely to compete with the existing formal caravan parks as they would provide a different experience, having minimal facilities, being located in rural setting and of a smaller scale.

Other policies to be given due consideration when addressing rural tourism include, but may not be limited to, *State Planning Policy No. 2.9: Water Resources*, *Government Sewage Policy* (as amended), *State Planning Policy No. 4.1: State Industrial Buffer Policy (1997)* and the Department of Health's *Guidelines for the Separation of Agricultural and Residential Land Uses*.

4.5.4 Density

Tourist accommodation is not defined in the *Residential Design Codes (R-Codes)* and therefore the use of the R-codes to determine matters such as density in tourism developments is not appropriate. It is important that tourism developments are designed primarily to facilitate operational viability and therefore restricting the number of units/keys can impact on the success of a facility. Other planning controls may be used to manage the built form of a development to ensure that it remains in keeping with the surrounding landscape.

4.5.5 Redevelopment areas

Many local governments are planning for future expansion of townsites through redevelopment proposed by Activity Centre planning, Town Centre revitalisation or SuperTown projects and/or the identification of large land parcels zoned „Urban Development“ or similar, which generally require the preparation of a structure plan to guide development. In some cases, these areas may have tourism potential either due to existing shortages of tourism land or due to their location (e.g. in close proximity to a beach, town centre, or a main road).

The tourism component of a local planning strategy should identify the need for such areas to provide for future tourism opportunities. Matters which will need to be taken into consideration include:

- identification of appropriate tourism sites (location, size);
- staging (to ensure an appropriate and timely outcome);
- demand for tourist accommodation of different types;

- the relationship to surrounding or adjacent development; and
- access.

4.5.6 Hotels

Hotel developments are one of the more expensive tourist accommodation ventures and take a significant length of time to obtain a return on investment. Therefore planning for hotel developments may require consideration of incentives to assist a project being viable. The *National Tourism Planning Guide – a best practice approach* states that active planning measures can help address this issue as well as the provision of incentives through zoning and development controls. Some examples of incentives include; plot ratio bonuses, floor space and height inducements, exemptions from certain requirements, protective zoning and facilitation of mixed-use outcomes. Mixed-use outcomes, such as multi-use sites and venues, are desirable as co-location of attractions with tourist accommodation make for a more feasible development. A large scale example of a multi-use site is Observation City Scarborough Beach which provides accommodation, attractions (e.g. beach) and restaurants in the vicinity. A multi-use venue example is the Perth Convention Centre which provides accommodation, entertainment (e.g. theatre and exhibitions) and restaurants all in the one location.

4.5.7 Holiday homes

The tourism component of a local planning strategy should identify the presence and current nature of holiday homes within the local government area and the extent of any necessary regulation. Coastal areas within driving distance from Perth or other large regional centres are more likely to have a significant holiday home sector than inland or isolated regional areas. In this regard, many local planning strategies may not require a holiday home component. Where relevant, holiday homes should be guided by a local planning policy to manage potential issues given:

- mixing tourism with other land uses, such as residential, can compromise the quality of the experience for tourists and cause conflict between permanent residents and tourists;
- the tourism experience can be affected by conflicts over planning and design issues such as parking requirements, unit layout and space configurations and related matters which vary between tourist and residential developments;
- the (generally) low occupancy rates of the holiday home sector can affect the perceived viability of formal accommodation and is a disincentive for new tourism investment into an area; and
- safety and amenity issues may arise in rural locations due to lack of local knowledge and awareness of local issues, which are increasingly important as greater numbers of interstate and international visitors are using holiday homes (e.g. lack of understanding of fire bans in the dry season).

4.5.8 Caravan parks

Caravan parks provide a particular niche in the short stay accommodation market delivering affordable accommodation to tourists and transient/seasonal workers. Caravan parks may also be

used to provide affordable long stay accommodation.. This is not, however, a tourism priority and should be supplementary to tourist accommodation. Sites offering long stay accommodation only (long stay parks such as a Park Home Park) should be catered for by local government in other zones primarily the „Special Use – Park Home Park“ zone. Long stay parks should, where appropriate and/or practicable, be located in areas with access to urban facilities and amenities such as those relating to employment, shops, schools, public transport, healthcare services and community/recreation facilities. There is also a presumption against parks comprised of entirely long stay being located in areas of high tourism value. Additional information is provided in *Planning Bulletin 71: Residential Leasehold Estates and Developments* and *Planning Bulletin 49*.

4.5.8.1 Overflow areas

Overflow areas are an effective method of providing additional caravan park capacity during peak times without the significant investment required in developing new parks, particularly where there is only seasonal demand for additional supply. Where the visitation data within the tourism profile indicates seasonal periods of high occupancy in local caravan parks, the tourism component of a local planning strategy should recommend the identification of overflow areas to accommodate additional visitors (e.g. local ovals which are usually owned/managed by local governments). It is recommended that identified local overflow areas be guided by the State-wide overflow document being produced by Tourism WA.

4.5.8.2 Camping grounds, transit and informal camping sites

Given the size of Western Australia, travel between tourism destinations may require an overnight stay in a camping ground, transit or informal camping site. Camping grounds, transit and informal camping sites are usually used on an overnight basis by campers, caravanners and the like, and are often found in more remote areas. Informal camping sites may be in National Parks and on Crown Reserves, local government lands or private land. They are typically low key, low impact sites that may only be an area of cleared land and have no or limited facilities such as a toilet. Transit sites are becoming more common with some forming part of service stations and set aside near the ablutions block and/or the park area associated with service station stops. The tourism component of a local planning strategy should identify any existing and potential transit and informal camping sites. For further information see the draft *Nature-Based Guidelines*.

4.5.8.3 Redevelopment and reinvestment in caravan parks

An adequate number of powered and unpowered camp sites, minimal service recreational vehicle sites, on-site vans and cabins/chalets should be retained when redevelopment occurs. Accordingly, proposals to convert sites/number of bays into chalet/cabin style development need to be considered on a case-by-case basis. Local governments should encourage and support further reinvestment into caravan parks where this will achieve a positive tourism outcome. The tourism component of a local planning strategy may identify a requirement, to be included in the local planning scheme, for a Local Development Plan (LDP) for caravan parks sites to be submitted prior to significant development/redevelopment. The LDP may address:

- the number and location of permanent, semi-permanent and temporary sites, with no reduction in the number of tourist sites currently provided;
- the permanent residential component being separated from the short stay sites and with separate facilities (including, where possible, a separate entrance);

- proposals to convert sites/number of bays into chalet style development should require comprehensive justification to the relevant planning authority; and
- tourism benefits should be provided on-site as part of the development of any permanent accommodation. This may include upgrading ablution facilities or providing additional services (such as camper's kitchen, recreational facilities, swimming pool) to a level that is proportional to the level of development being undertaken.

Annual accommodation sites that are leased on a short-term basis (maximum 90 days) for holiday purposes should be classified as short-stay (tourist). The tourism component of a local planning strategy should recommend that these be maintained to a high standard to protect the tourism amenity.

4.5.8.4 Demand and future caravan parks

The tourism component of a local planning strategy should identify additional sites for future caravan parks where constant periods of high occupancy are experienced throughout the year. Sites should have good access (such as near or along major roads) and preferably be located close to attractions, facilities and complementary land uses. These sites should be retained in public ownership, zoned „Caravan Park“, and when the demand arises, offered as a leasehold arrangement (such as a 50+ year lease¹) to a caravan park developer/operator. Sites offered freehold have the potential to be rezoned and/or redeveloped in the future for alternative uses such as higher end tourism accommodation or permanent residential.

5 Community and agency consultation

The level and nature of consultation that should occur during the preparation of the tourism component of a local planning strategy will vary with each local government and will depend on whether other relevant consultation has occurred in recent times, the type of issues to be addressed and the likely level of community interest.

Input from State agencies responsible for economic development, environmental protection, resource management, housing provision and infrastructure (physical and social) is critical at the formative stage of a local planning strategy. Capturing the ideas and input of the community during strategy preparation is also important. Effective consultation with both agencies and the community can help to build a local planning strategy that is effective and relevant to the local area, and can reduce the need for changes that may be required when the local planning strategy is advertised.

There are a number of stages at which it may be appropriate to engage and consult with the community and a range of methods by which to facilitate community involvement. For further information refer to the *Local Planning Manual*.

¹ Under Section 136 of the *Planning and Development Act 2005* leases over 20 years may require Western Australian Planning Commission approval.

6 Appendices

Appendix 1: Definitions

The *Model Scheme Text* (Schedule 1 – Dictionary of Defined Words and Expressions (2) Land Use Definitions) contains a limited number of definitions for tourism related use classes. The introduction of additional definitions was considered necessary in the implementation of the Taskforce recommendations to provide consistency on development types. As such, the following standard definitions have been included here as a guide for local governments to help provide consistency in planning and are recommended for inclusion in local planning strategies and schemes where applicable.

Should the *Model Scheme Text* be updated to provide for tourism related definitions, then those definitions would supersede the definitions listed below.

Additional definitions of tourism uses include:

“bed and breakfast” - see “*guesthouse*”.

“cabin” means an individual self-contained unit similar to chalet but may lack ensuite facilities and may comprise only one room and is designed for short-stay guests, forming part of a tourism facility and where occupation by any person is limited to a maximum of three months in any 12-month period.

“caravan park” - as per definition outlined in the Caravan Parks and Camping Grounds Regulations 1997.

“chalet” means an individual self-contained unit usually comprising cooking facilities, ensuite, living area and one or more bedrooms designed to accommodate short-stay guests, forming part of a tourism facility and where occupation by any person is limited to a maximum of three months in any 12-month period.

“eco-tourist facility” means a form of tourist accommodation that is designed, constructed, operated and of a scale so as not to destroy the natural resources and qualities that attract tourists to the location. The development should utilise sustainable power, have a low energy demand through incorporation of passive solar design, provide for low water consumption, ecologically sensitive waste processing and disposal with no pollutant product.

“farm stay” means a residential building, bed and breakfast, chalet or similar accommodation unit used to accommodate short-stay guests on a farm or rural property and where occupation by any person is limited to a maximum of three months in any 12-month period.

“guesthouse” means integrated premises for short-stay guests comprising serviced accommodation units and on-site tourism facilities such as reception, centralised dining, and management, and where occupation by any person is limited to a maximum of three months in any 12-month period.

“holiday home” means a residential building used to provide accommodation for short-stay guests, rather than permanent residency, and excluding those uses more specifically defined elsewhere.

“holiday home (standard)” - as per definition outlined in Planning Bulletin 99.

“holiday home (large)” - as per the definition outlined in Planning Bulletin 99.

“lodge” - see “guesthouse”.

“informal camping site” means a low key, low impact site that may only be an area of cleared land and has either no or very basic facilities.

“park home park” - as per definition outlined in the Caravan Parks and Camping Grounds Regulations 1997.

“serviced apartment” means a complex where all units or apartments provide for self-contained accommodation for short-stay guests, where integrated reception and recreation facilities may be provided, and where occupation by any person is limited to a maximum of three months in any 12-month period.

“short-stay accommodation” and **“tourism development”** mean a building, or group of buildings forming a complex, designed for the accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person is limited to a maximum of three months in any 12-month period and excludes those uses more specifically defined elsewhere.

“tourism precincts” - as per the definition outlined in Planning Bulletin 83.

“tourist resort” means integrated, purpose-built luxury or experiential premises for short-stay guests comprising accommodation units and on-site tourism facilities such as reception, restaurant and leisure facilities like swimming pool, gymnasium, tennis courts, and where occupation by any person is limited to a maximum of three months in any 12-month period.

“tourism sites” - as per the definition outlined in Planning Bulletin 83.

“transit” means a stopover at a designated location by any person on the way to another destination, where occupation is limited to a maximum of 3 nights.

Attachment 2 Submissions Table – Summary of key issues raised during round 1 and 2 consultation and DoP actions/response

KEY ISSUES RAISED BY SUBMITTERS	ACTIONS/RESPONSE
Suggestions for additional content	Some suggestions were too detailed/specific for intent of the Guidelines.
Incorporate details of other policies	<u>To avoid duplication and the potential for the Guidelines to become out of date, the Guidelines do not reiterate the content of other policies however references to relevant policies is incorporated.</u>
Suggestions for clearer format and content	Significant changes have been made to the format and content for ease of reading and document flow, this also included title changes where necessary.
Suggestions for minor rewording	Content has been amended where appropriate.
Misinterpretation of content	Further clarity has been provided as required.
Too much detail provided	Content has been removed and/or simplified as required.
Requirements set out in the Guidelines may not be relevant to all local governments	It is understood that it may be difficult for smaller/less tourism focused local governments to achieve some requirements. Additional wording such as ‘where possible’, ‘where relevant’, ‘where feasible’ and ‘where tourism is a major economic driver’ have been included to make it more explicit that the requirements need to be considered on a case-by-case basis..
Provide a figure/value/percentage for guiding tourist and residential components on ‘Tourist zoned land	PB83 addresses this issue and endorses a case-by-case approach. Due to issues of financial viability and the need to provide flexibility to respond to market needs, a percentage value is no longer being applied. However local governments may set a percentage limit in their local planning scheme or a local planning policy (as per PB83).
Use <i>Residential Design Code</i> (R-codes) to guide tourism developments that have a tourist and residential mix	R-Codes are not appropriate guidance for tourist developments. For mixed use/residential components these should be address in an alternative manner for which PB83 provides some guidance.
The Guidelines contain no guidance in relation to public consultation	Guidance on public consultation in Community and Agency Consultation section of the Guidelines.
Confusion around caravan parks and their role	Clarity provided, highlighting that caravan parks are to provide short stay accommodation however may include a portion of long stay. Different planning considerations should be applied to park home parks, residential parks or lifestyle villages.
Additional information is needed around subdivision and survey strata	PB83 already addresses issues relating to subdivision of tourist zoned land, strata schemes and staging of proposals and therefore does not need to be reiterated in the Guidelines.
Guidelines should refer to strategic tourism sites	The Guidelines do not refer to ‘strategic’ tourism sites – only tourism sites and tourism precincts. The use of the word ‘strategic’ is no longer considered appropriate terminology this is supported by PB 83.
Issues raised around co-planning/co-locating of attractions with accommodation	A new section ‘Hotels’ has been included and addressed co-planning/co-location of attractions with accommodation. The provision of incentives has been strengthened within the Guidelines through additional text and reference to the <i>National Tourism Planning Guide</i> .
Query regarding future plans to produce guidelines on other planning issues	The guidelines provided comprehensively cover tourism planning matters and therefore there is not a

Attachment 2 Submissions Table – Summary of key issues raised during round 1 and 2 consultation and DoP actions/response

	<p>current need for additional guidelines. These Guidelines were produced as an outcome of the review of PB83 and were also a recommendation of the <i>Tourism Planning Taskforce Report</i>. The <i>Local Planning Manual</i> (LPM) provides broader guidance on other non-tourist planning matters requiring inclusion in a local planning strategy. The LPM provides for the preparation of additional guidelines (such as the Tourism Planning guidelines) to assist with the preparation of local planning strategies and local planning schemes and amendments as determined appropriate by the Western Australian Planning Commission.</p>
<p>Query regarding analysis – Where will local governments get information and data? Can a list of consultants be included?</p>	<p>The Guidelines have been amended to include Tourism WA’s Research and Analysis branch as a resource, and the Australian Bureau of Statistics. It is not the DoP’s role to recommend consultants.</p>

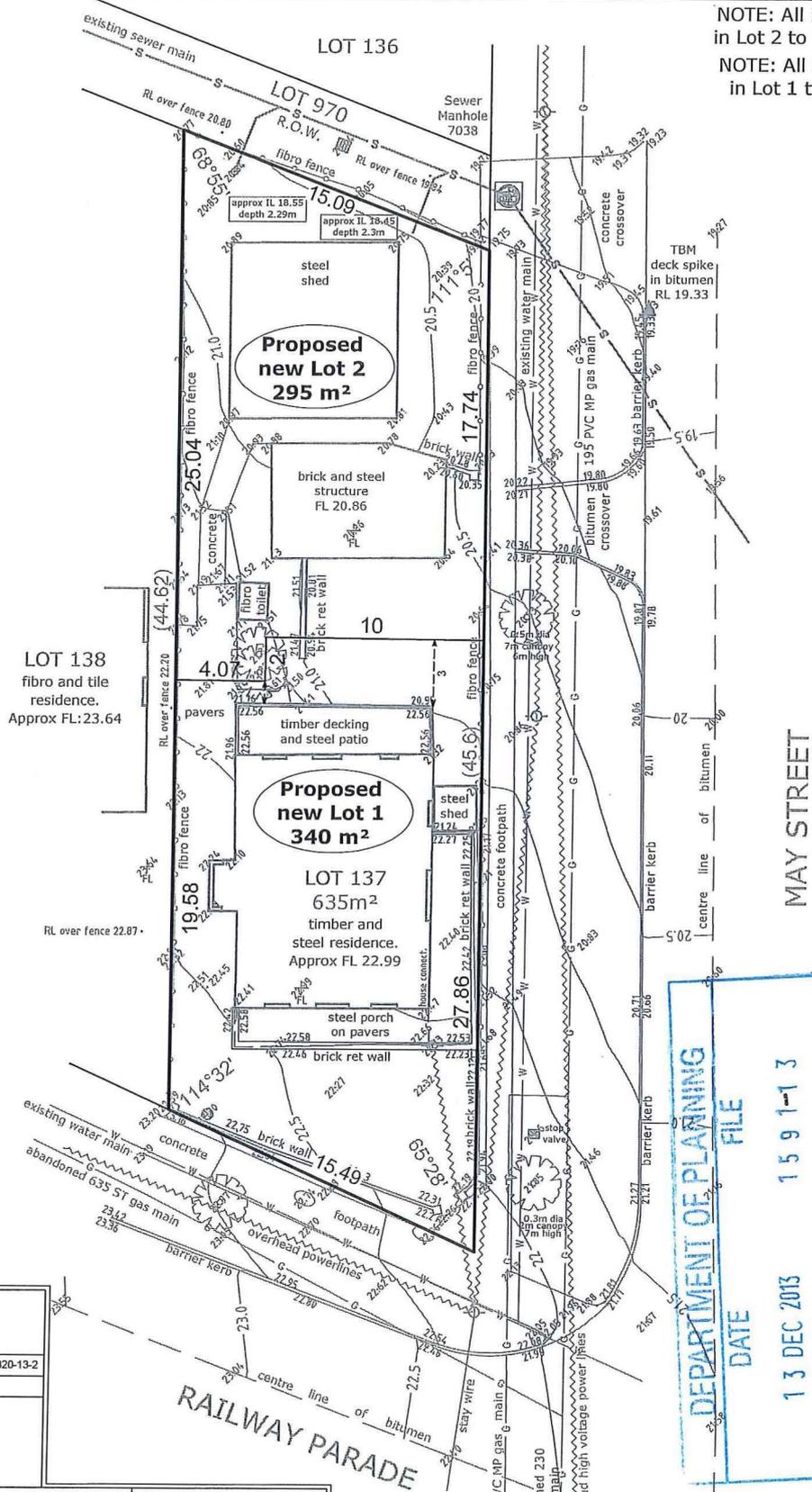


ITEM NO: 9.3

**PROPOSED SUBDIVISION – LOT 137 (NO. 132) RAILWAY
PARADE, BAYSWATER**

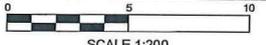
**PRELIMINARY
SUBJECT TO
APPROVAL**

NOTE: All improvements
in Lot 2 to be demolished
NOTE: All improvements
in Lot 1 to be retained



LEGEND:
Subject Land

Note: Features are related to fence-lines only. No connection made to boundaries.



Base Mapping Prepared **DATE:** 26.11.2013 **REF:** 3820-13-2
By The Land Division **CLIENT:** Deering

THE LAND DIVISION
PLANNING | SURVEYING | DESIGN
PO BOX 2444, MALABA, WA 6090
T: 9209 3232 | F: 9249 2551
E: INFO@LANDDIVISION.COM.AU

**PROPOSED SURVEY
STRATA SUBDIVISION**

LOT 137 ON P 2703
132 Railway Parade, Bayswater
CT 1470 / 193

REPEG RECOMMENDED

Position and depth of underground services to be confirmed on site by contractor

TBM deck spike in bitumen equals RL 19.33 AHD Based on sewer manhole 7037 RL 19.84 AHD (Water Corp e-plan) Contractor to check datum before adopting levels

Existing Lot 137	area 635m ²
Proposed New Lot 1	area 340m ²
Proposed New Lot 2	area 295m ²

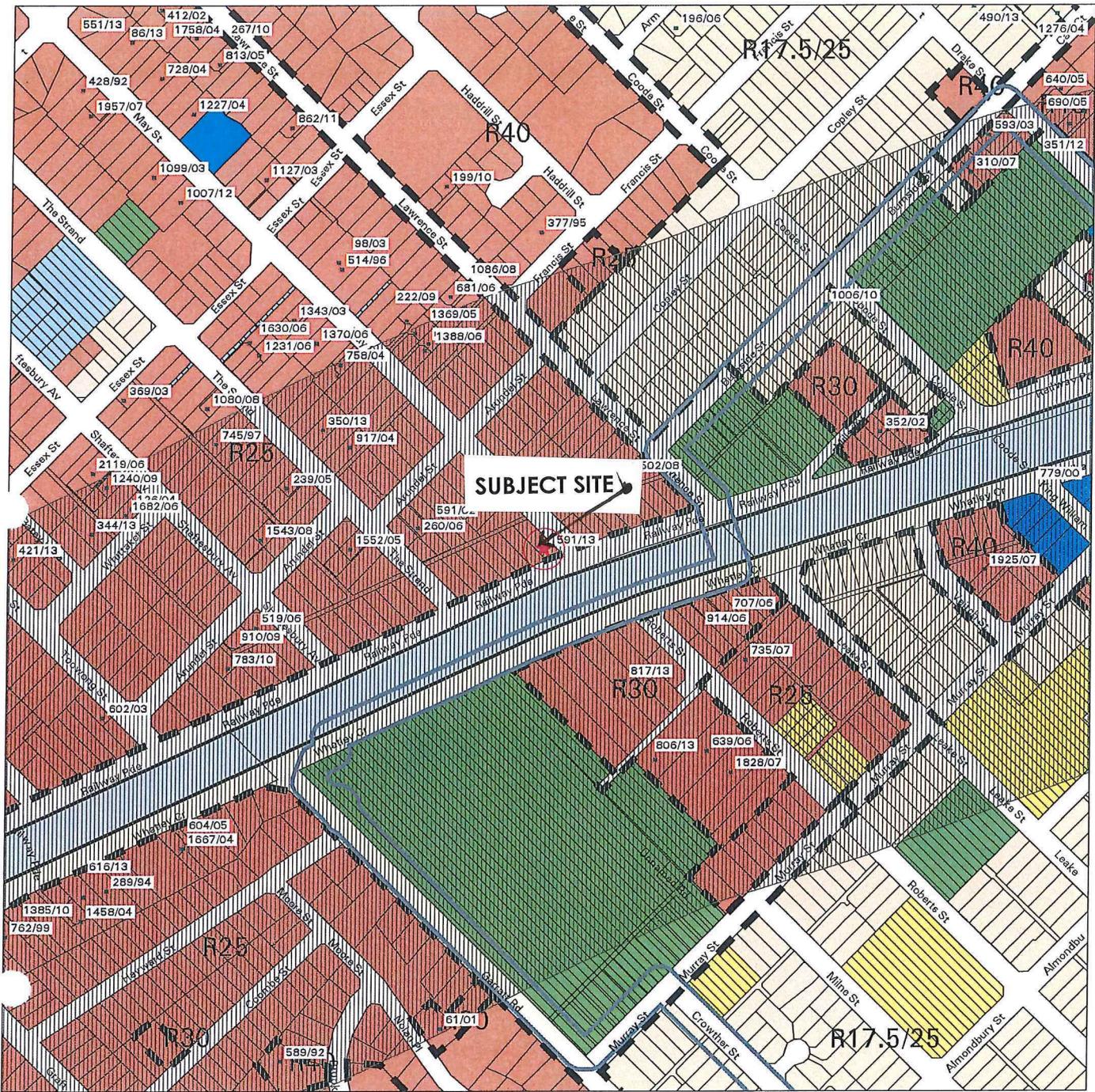
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RAILWAY PARADE

MAY STREET

IMPORTANT EXPLANATORY NOTES:

1. Plan is prepared for the client named in the title block. 2. Sole purpose of plan is for presentation to WAPC for process of conditional approval. 3. Original lot dimensions taken from LTO survey plans. 4. Final lot dimensions, areas and number may vary due to WAPC requirements, government authority conditions on final field survey. 5. This plan is for the purpose of application and in no way represents WAPC conditional approval. 6. The Land Division does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose. 7. Repeg recommended before design commences if house is to be retained. 8. Approval is needed from The Land Division for the reproduction



Strata Application 1591/13 (MGA ref 396659mE 6467991mN Zone 50)

This data is to be used for the processing of subdivision applications only.

- | | | |
|--------------------------------|-------------------------------------|---------------------------------------|
| APPROX LOCATION OF APPLICATION | MEDIUM AND HIGH DENSITY RESIDENTIAL | PUBLIC PURPOSES PRIMARY SCHOOL |
| RAILWAYS | BUSINESS | PUBLIC PURPOSES RELIGIOUS INSTITUTION |
| CADASTRAL BOUNDARY | LOCAL PUBLIC OPEN SPACE | PUBLIC PURPOSES COMMUNITY FACILITIES |
| CMS GAS PIPELINE BUFFER | SPECIAL PURPOSE | LOCAL DISTRIBUTOR ROADS |
| WESTNET ENERGY GAS PIPELINE | NO ZONE | PUBLIC PURPOSES CAR PARKING |
| STRATA APPLICATION | PUBLIC PURPOSES DRAINAGE | PUBLIC PURPOSES LOCAL AUTHORITY |
| R CODE BOUNDARY | DRAINAGE | |
| RESIDENTIAL | PUBLIC PURPOSES LOCAL AUTHORITY | |

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ITEM NO: 9.4

PROPOSED LED ROOF SIGN FOR DISPLAYING THIRD PARTY ADVERTISING - LOT 10 (NO. 267) ST GEORGES TERRACE, PERTH

CHISHOLM
NICOL

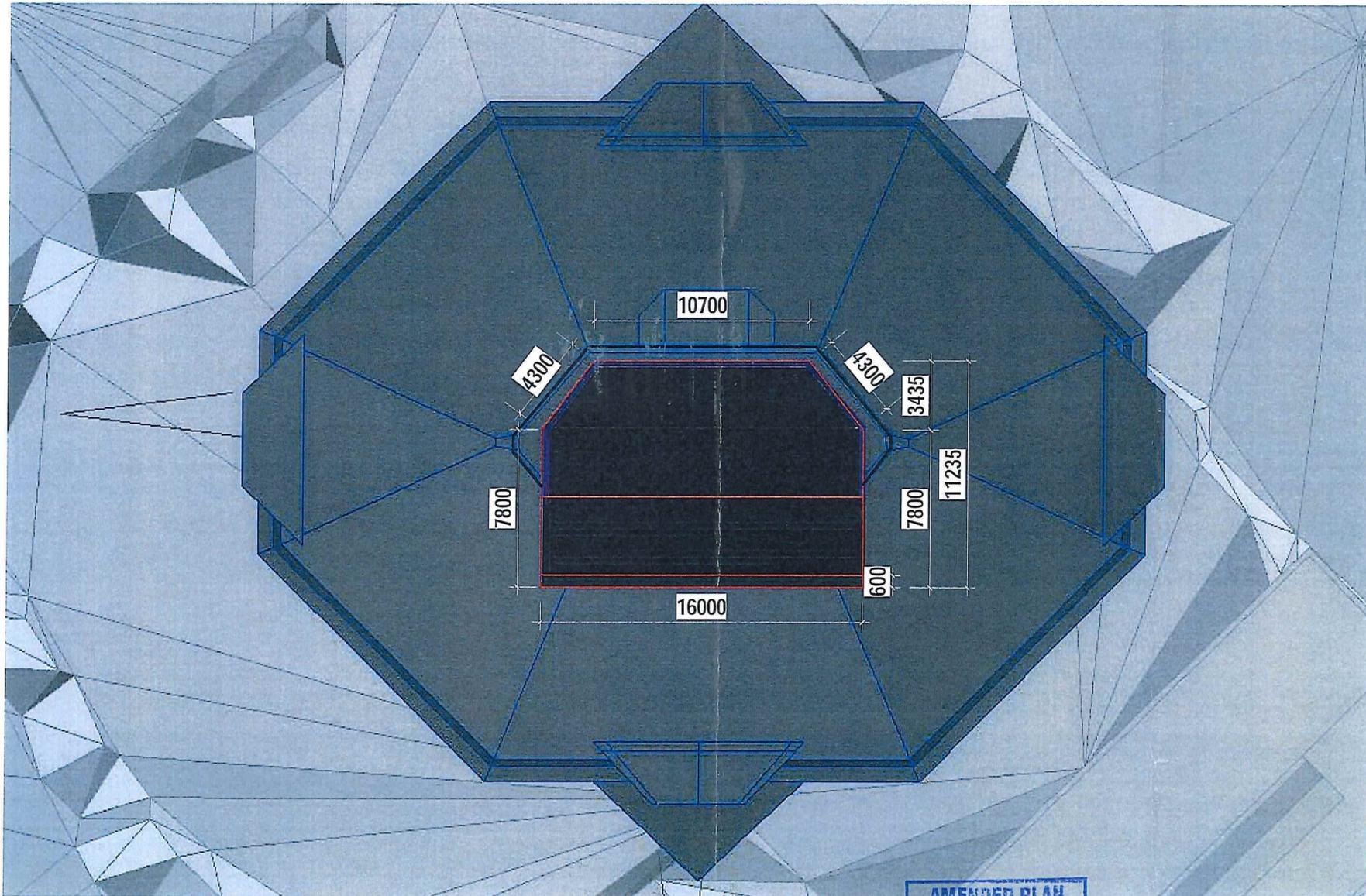
Perth

Cameron Chisholm &
Nicol (WA) Pty Ltd
ABN 81053861948

Level 3, Sheffield House
713 Hay Street
Perth, Western Australia
6000

T +61 (0)8 9322 1566
F +61 (0)8 9481 0854

E CCN@CCNWA.COM.AU
W CCNWA.COM.AU



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 07 AUG 2013

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 03 APR 2014
 FILE 10-50225-1
 PLAN 27/02/14

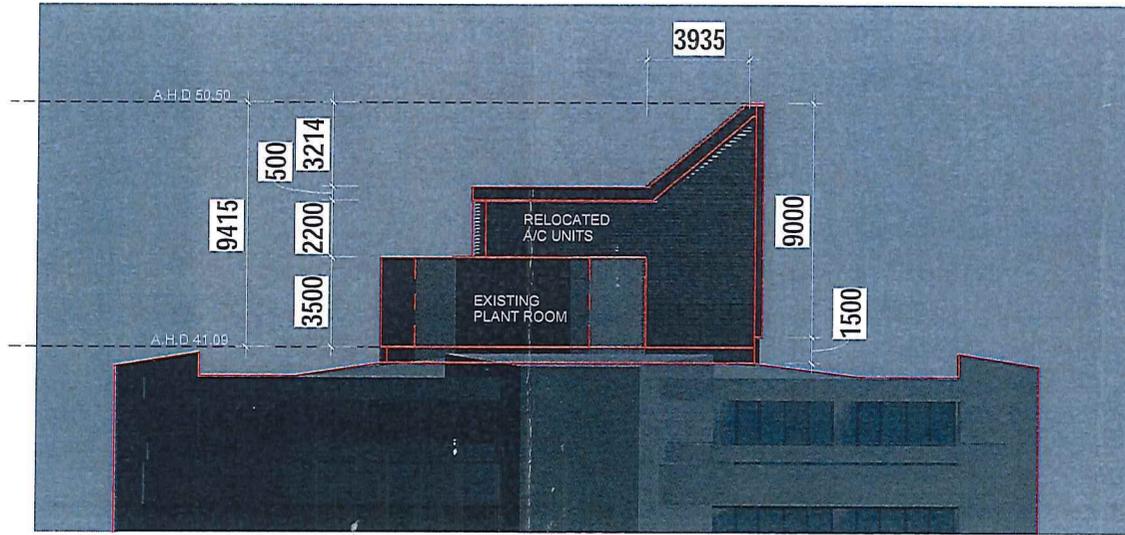
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P14003 267 ST GEORGES TCE DIGITAL SCREEN

AGENDA ATTACHMENTS PAGE 45

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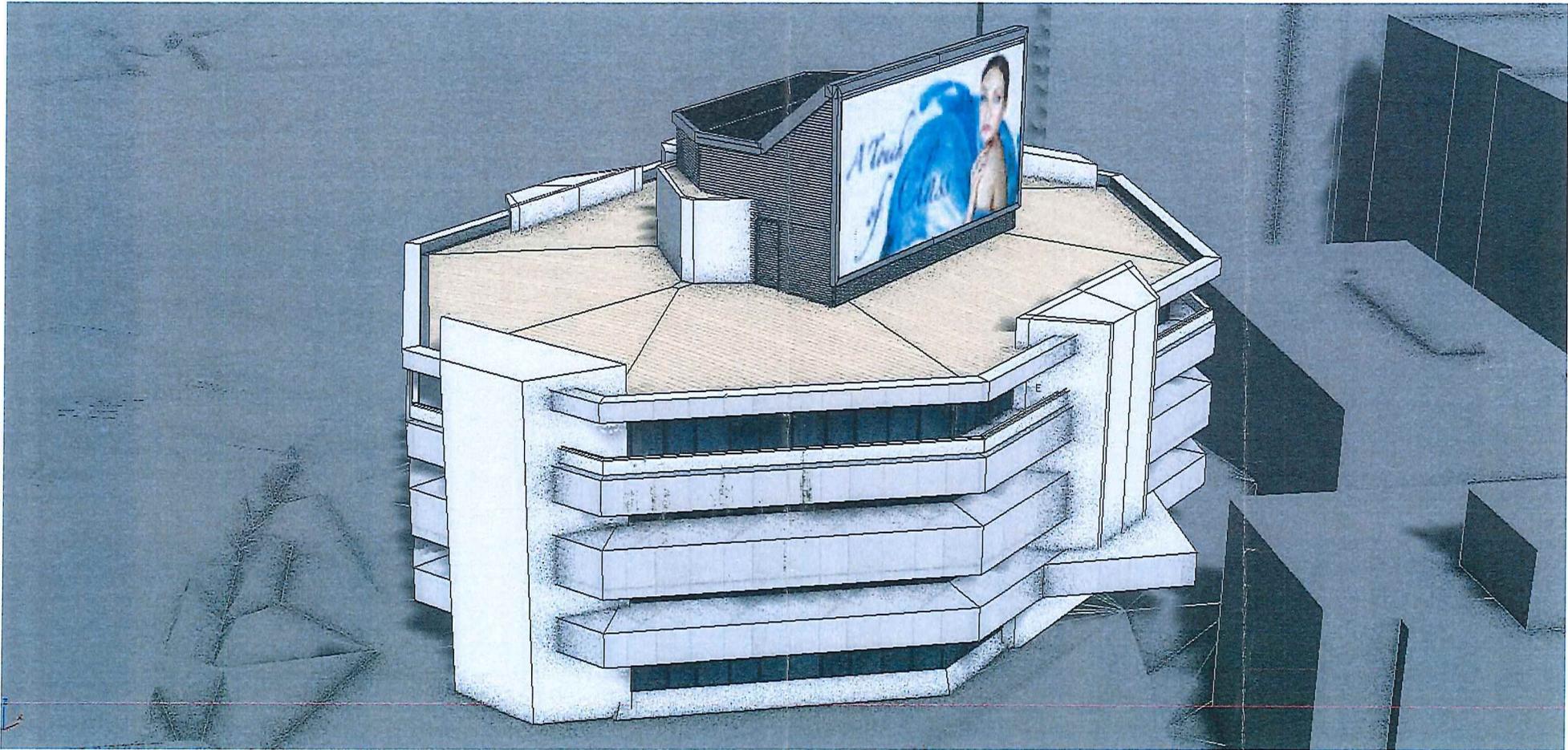


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Perth
Cameron Chisholm &
Nicol (WA) Pty Ltd
ABN 81053881948
Level 3, Sheffield House
713 Hay Street
Perth, Western Australia
6000
T +61 (0)8 9322 1556
F +61 (0)8 9481 0954
E CCN@CCNWA.COM.AU
W CCNWA.COM.AU



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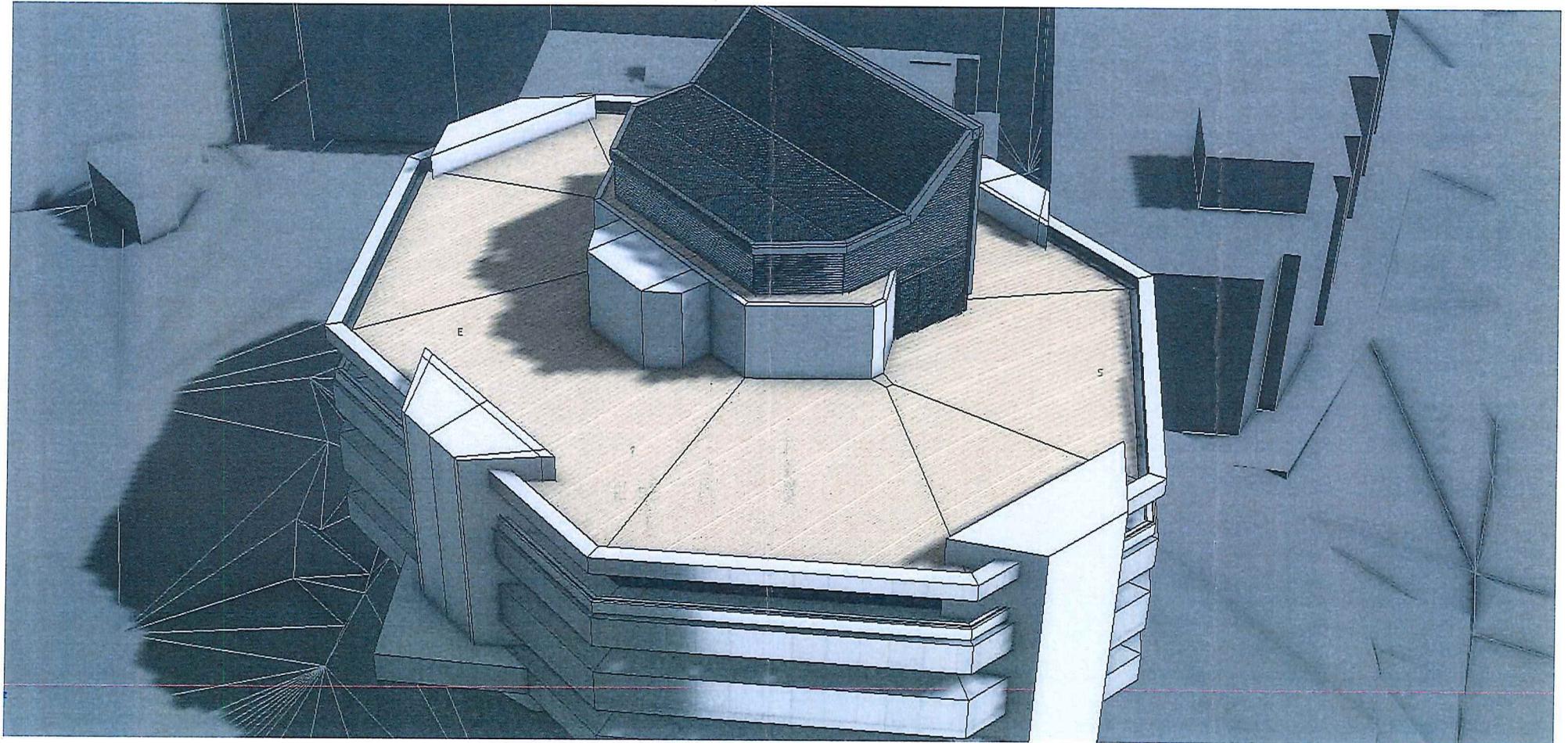


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Perth
Cameron Chisholm &
Nicol (WA) Pty Ltd
ABN 81053861948
Level 3, Sheffield House
713 Hay Street
Perth, Western Australia
6000
T +61 (0)8 9322 1566
F +61 (0)8 9461 0854
E CCN@CCNWA.COM.AU
W CCNWA.COM.AU



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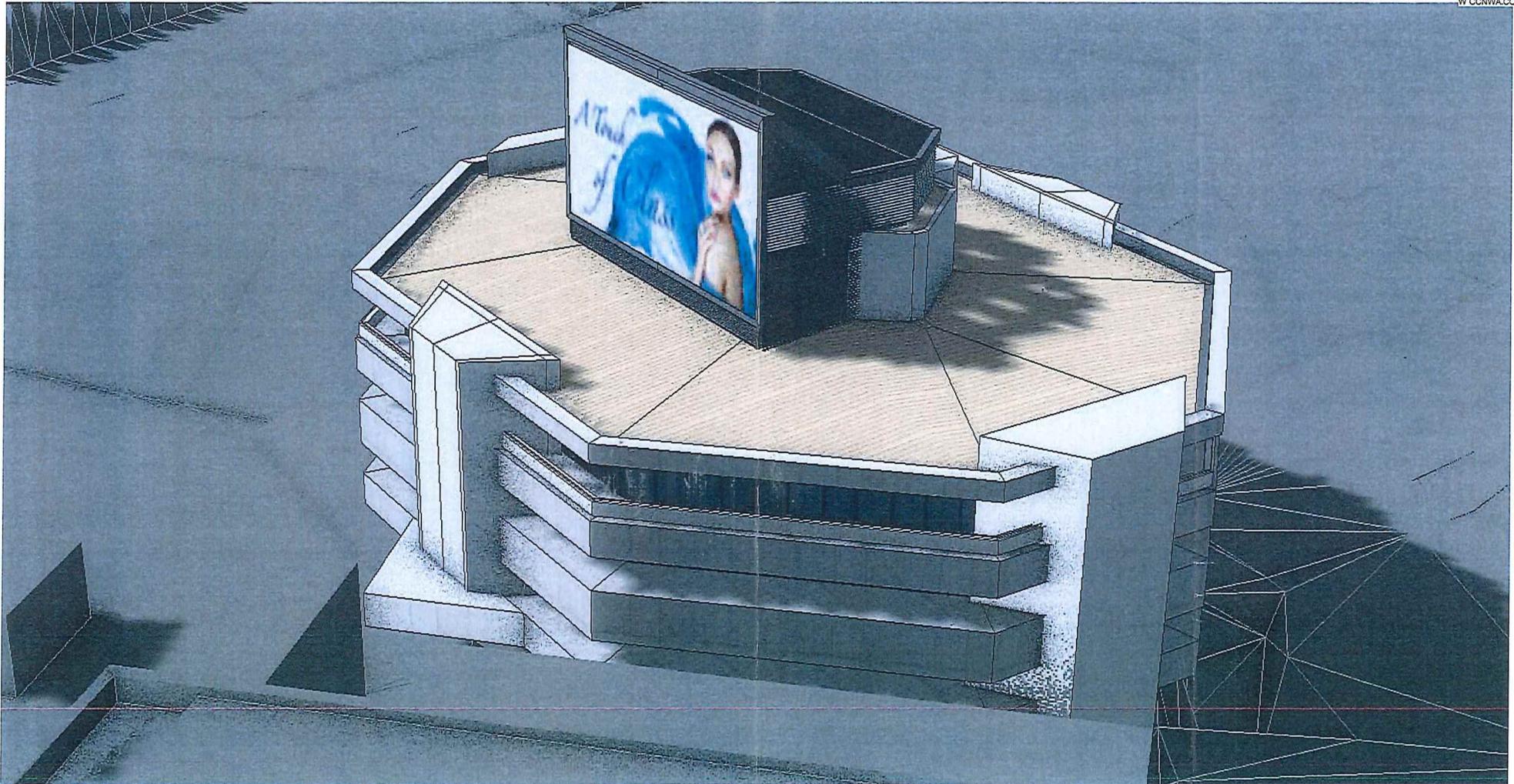


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03/07/2014
FILE 10-50225-1

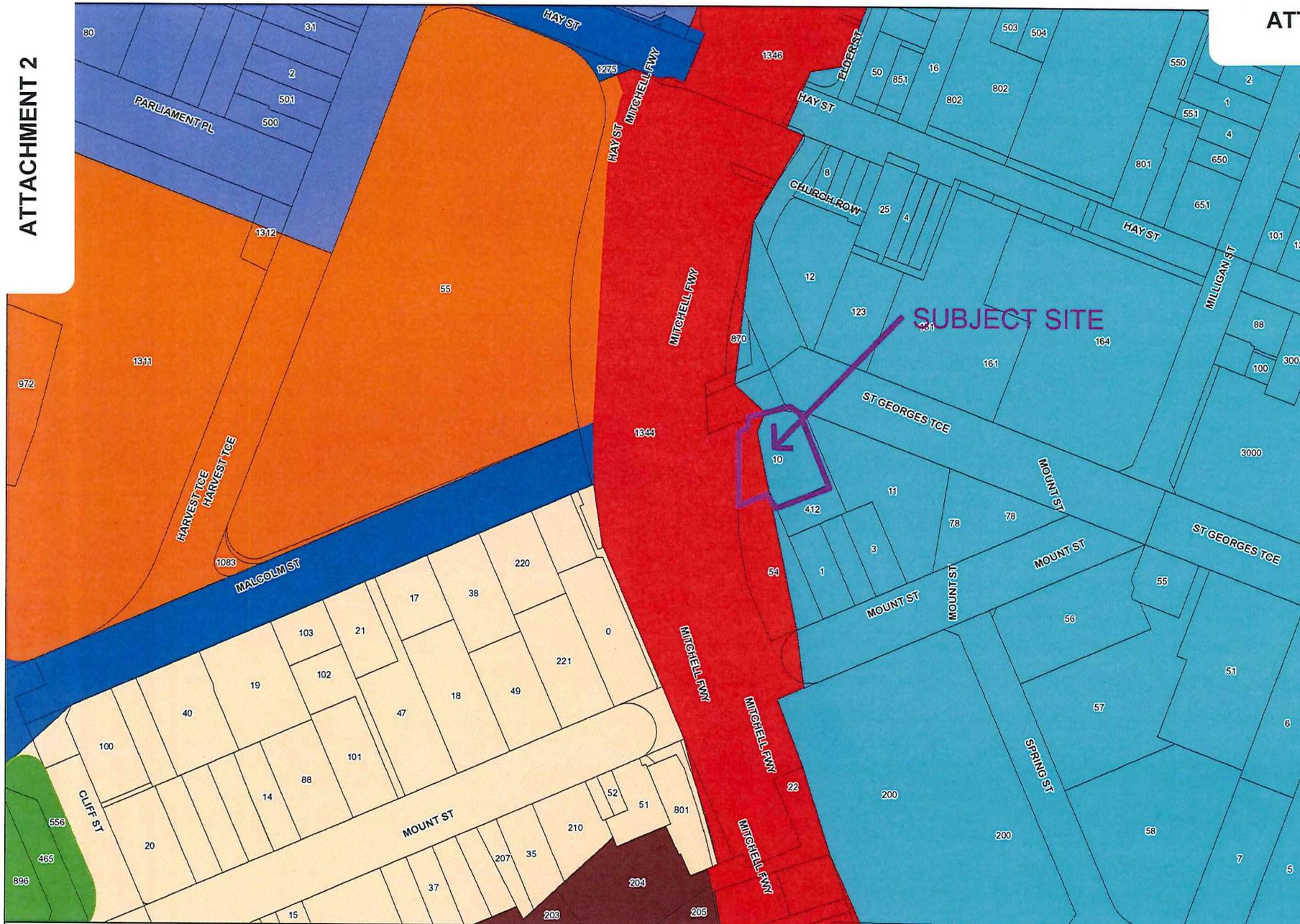
Perth
Cameron Chisholm &
Nicol (WA) Pty Ltd
ABN 81053861948
Level 3, Sheffield House
713 Hay Street
Perth, Western Australia
6000
T +61 (0)8 9322 1566
F +61 (0)8 9481 0854
E CCN@CCNWA.COM.AU
W CCNWA.COM.AU



ABN 81 053 861 948

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27/02/2014 2:29:39 PM



Legend

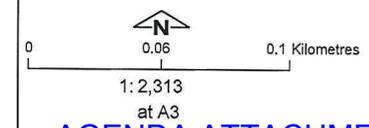
- Local government area
- Cadastre (view 1)
- Cadastre (view 2)
- Cadastre (view 3)
- Cadastre (view 4)
- W.A. Coastline
- Road Names
- GBRS - Reserves
 - other regional roads
 - port installations
 - pp - airport
 - pp - high school
 - pp - hospital
 - pp - prison
 - pp - public utilities
 - pp - special uses
 - pp - technical school
 - pp - university
 - primary regional roads
 - railways
 - regional open space
 - state forests
 - waterways
- MRS - Reserves
 - civic and cultural
 - other regional roads
 - parks and recreation
 - parks and recreation - restricted
 - port installations
 - pp - car park
 - pp - commonwealth government
 - pp - high school
 - pp - hospital
 - pp - prison
 - pp - special uses
 - pp - State Energy Commission
 - pp - technical school
 - pp - university
 - pp - Water Authority of WA
 - public purposes
 - primary regional roads
 - railways
 - state forests

Notes:
 The data that appears on the map may be out of date, not intended to be used at the scale displayed, or subject to license agreements. This information is stored in the relevant layers metadata. For these reasons the map should not be distributed outside of the Department.
 Map was produced using DoP's PlanViewWA.

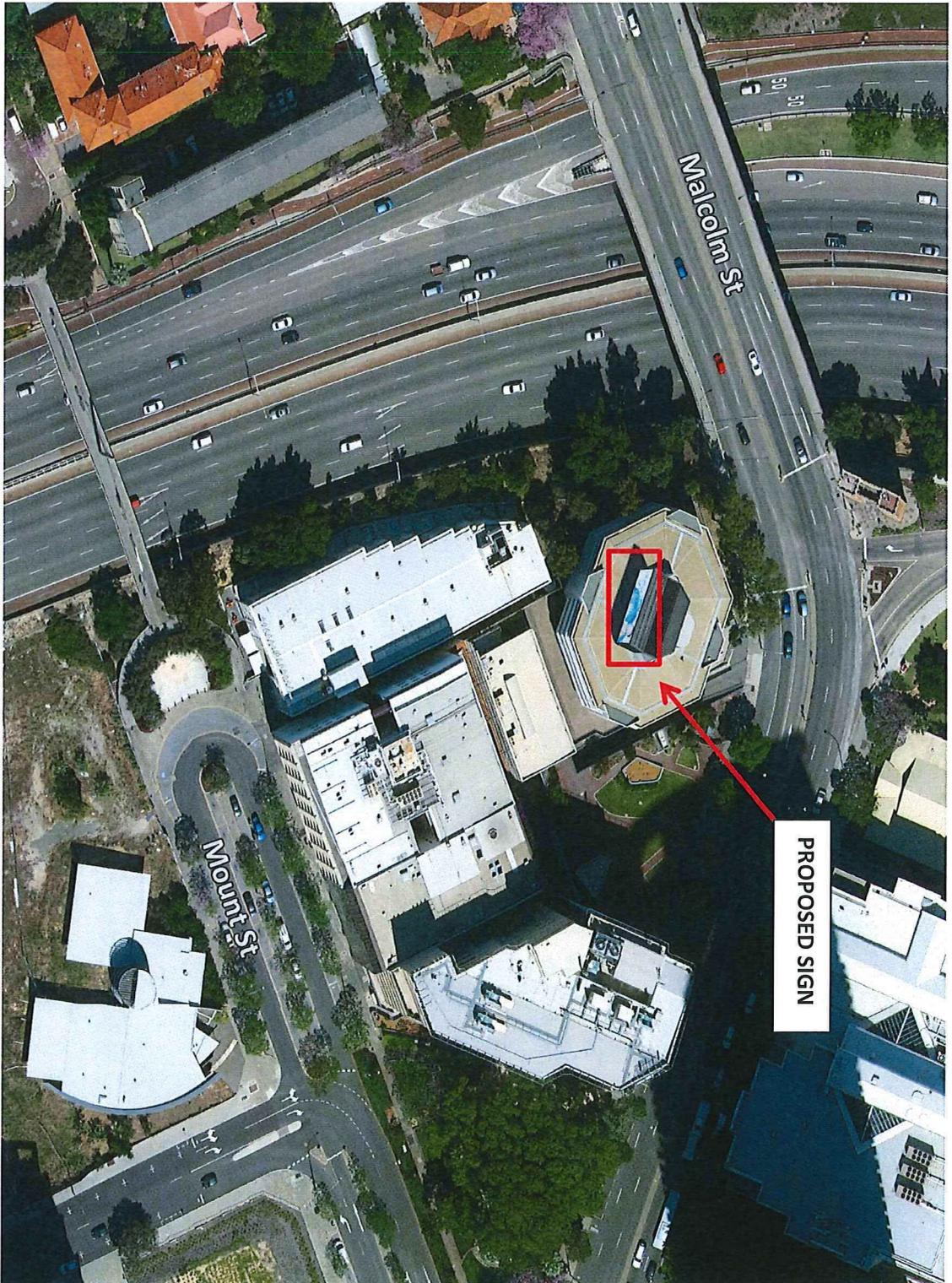
LOCATION & ZONING PLAN

INTERNAL USE ONLY

Internal Spatial Viewer
[Link to website](#)



Produced by: FUNCTIONALITY TO COME
 Date produced: 25-Apr-2014



AERIAL VIEW



VIEW FROM PARLIAMENT HOUSE



VIEW 1 FROM KWINANA FREEWAY (NORTHBOUND)



VIEW 2 FROM KWINANA FREEWAY (NORTHBOUND)



ITEM NO: 9.5

SUBDIVISION TO CREATE 2 LOTS FOR RESIDENTIAL PURPOSE AT LOT 145 NO. 25 CLIVE STREET, BICTON

NOTE : EARTHWORKS / SET-OUT DIMENSIONS MAY VARY ON SITE AT BUILDERS DISCRETION SEWER / DRAINAGE MAY VARY FROM SCHEMATIC PRESENTATION / CHECK MINIMUM CLEARANCES RETAINING NOT INCLUDED IN CONTRACT - REMAINS OWNERS RESPONSIBILITY THIS SURVEY DOES NOT GUARANTEE THE LOCATION OF BOUNDARY PEGS OR FENCES CHECK TITLE FOR EASEMENTS / COVENANTS ETC

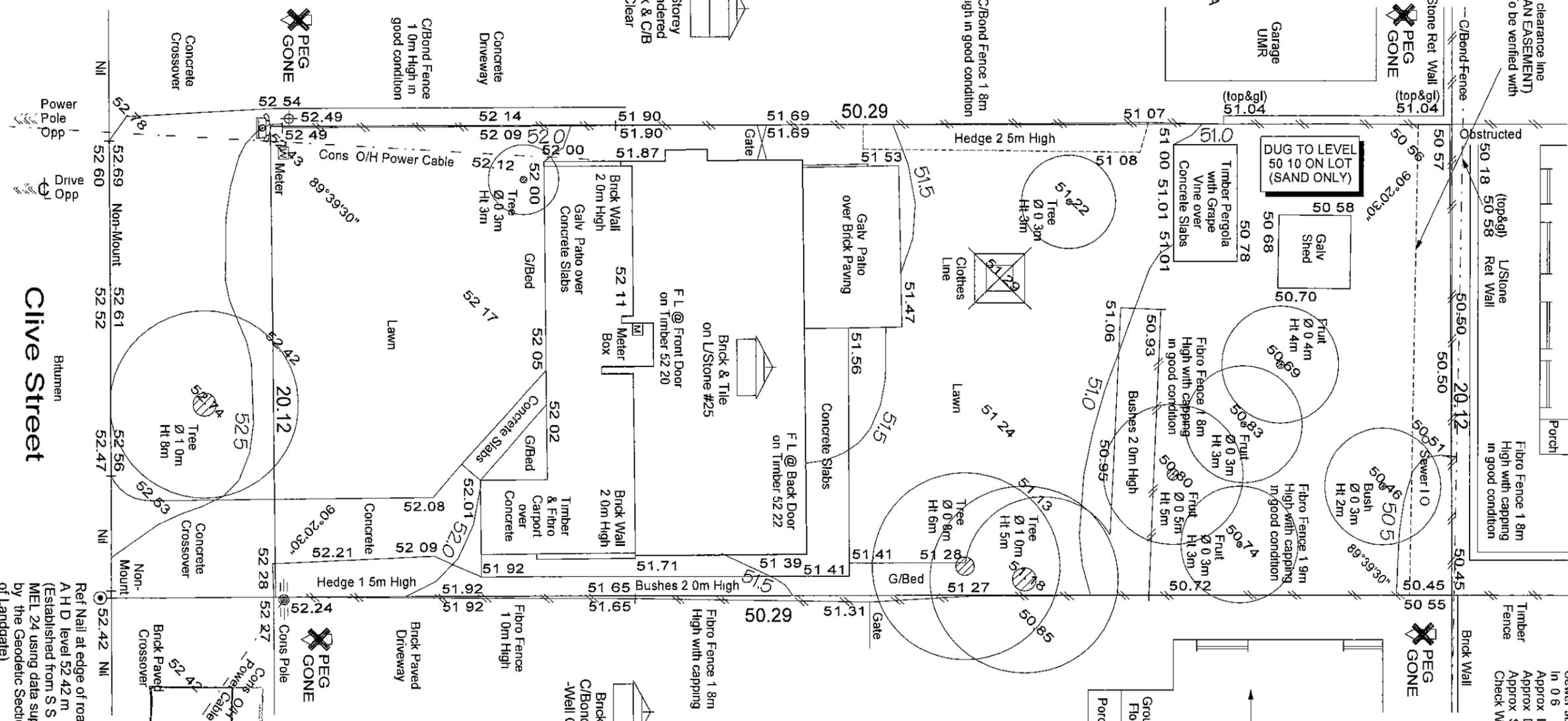
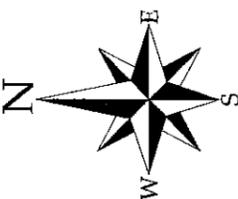
NOTE: COTTAGE & ENGINEERING SURVEYS ACCEPT NO RESPONSIBILITY FOR ANY PHYSICAL ON SITE CHANGES TO THE PARCEL OR PORTION OF THE PARCEL OF LAND SHOWN ON THIS SURVEY INCLUDING ANY ADJOINING NEIGHBOURS LEVELS AND FEATURES THAT HAVE OCCURRED AFTER THE DATE ON THIS SURVEY.

NOTE All Sewer details plotted from information supplied by Water Corporation

NOTE Approximate Sewer Only
 Check Water Corporation For Junction
 Invert and Depth

NOTE:
 LOT MISCLOSE
 (0.000 m)

SOIL DESCRIPTION
 Sand
 Light Grass Cover



NOTE / BEWARE:
 DUE TO LACK OF SURVEY MARKS/ PEGS ALL BUILDING OFFSET DIMENSIONS & FEATURES ARE APPROX ONLY AND POSITIONED FROM EXISTING PEGS/ FENCES AND WALLS WHICH MAY NOT BE ON THE CORRECT ALIGNMENT AND ARE TO BE VERIFIED WHEN REPEGGED ANY DESIGN THAT INVOLVES ADDITIONS TO ANY STRUCTURES SHOWN OR PORTION OF STRUCTURES REMAINING AFTER ANY DEMOLITION HAS TAKEN PLACE, BOUNDARIES MUST BE REPEGGED AND EXACT OFFSETS PROVIDED TO YOUR DESIGNER /ARCHITECT BEFORE ANY PLANS ARE PRODUCED AND BEFORE ANY WORK IS STARTED ON SITE.

DEPARTMENT OF PLANNING
 DATE 10 NOV 2013
 FILE 149068
 Ref Nail at edge of road
 A H D level 52.42 m
 (Established from S S M
 MEL 24 using data supplied
 by the Geodetic Section
 of Landdate)

Clive Street
 Bitumen

Power Pole Opp
 Drive Opp

Concrete Crossover
 C/Bond Fence 1.0m High in good condition
 PEG GONE

Scale 1:200



NOTE
Approximate Sewer Only
Check Water Corporation For Junction Invert and Depth

NOTE:
Approx Sewer clearance line
(THIS IS NOT AN EASEMENT)
No encasing To be verified with
Water Corp



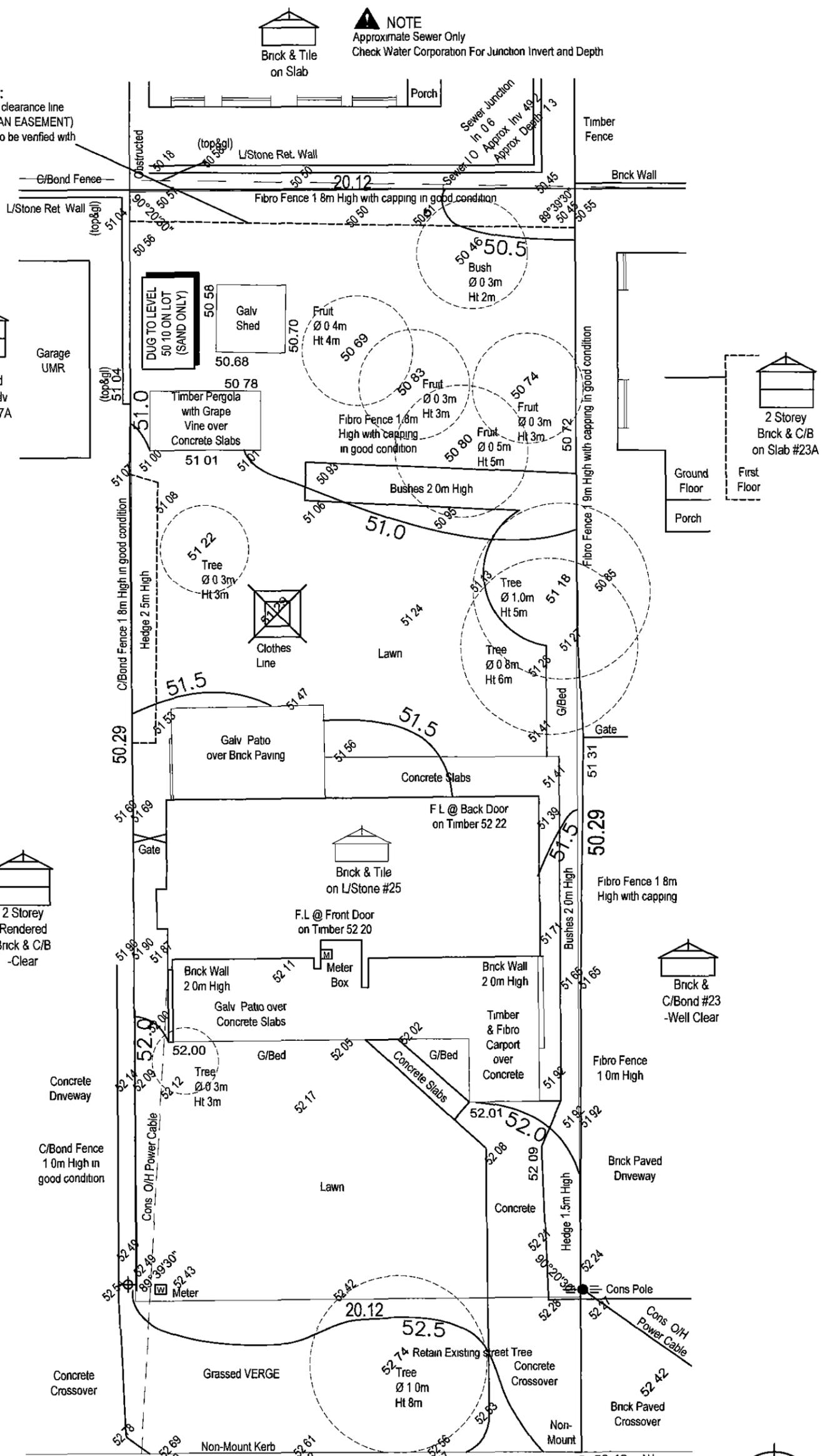
Garage UMR



2 Storey
Rendered
Brick & C/B
-Clear



Brick &
C/Bond #23
-Well Clear



DEPARTMENT OF
DATE 18 NOV 2013 FILE 14 9 0 6 8

52.42 Nil
Re Nail at edge of road
A H D level 52.42 m
(Established from S S M
MEL 24 using data supplied
by the Geodetic Section of
Landgate)



Site Plan (Existing)

1:200 @ A3

bravura
design pty ltd

Suite 9 | Melville House | 25 Fox Street | Palmira | WA | 6157
PO Box 457 | Applecross | WA | 6153
Ph (08)9438 2011
Fax (08)9438 2311
Email info@bravura.com.au
www.bravura.com.au

Sub-division Application

REV	DATE	AMENDMENTS	INITIAL
X	11/13	XXX - Issue	BS
			BS

CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE BEFORE STARTING ANY WORK OR SHOP DRAWINGS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE READINGS. THIS DRAWING IS COPYRIGHT AND PROPERTY OF BRAVURA DESIGN

CLIENT
O'Meagher
Lot 145 (#25) Clive St
Bicton WA 6156

DRAWING
Sub-division

JOB No. DRAWING No. ISSUE

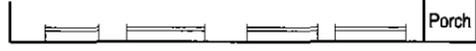
13-31 **S1.01-**



Brick & Tile
on Slab



NOTE
Approximate Sewer Only
Check Water Corporation For Junction Invert and Depth

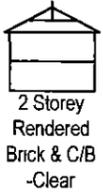


Sewer Junction
In 0.6
Approx. Inv. 49.2
Approx. Depth 1.3



2 Storey
Rendered
Brck & Galv
on Slab #27A

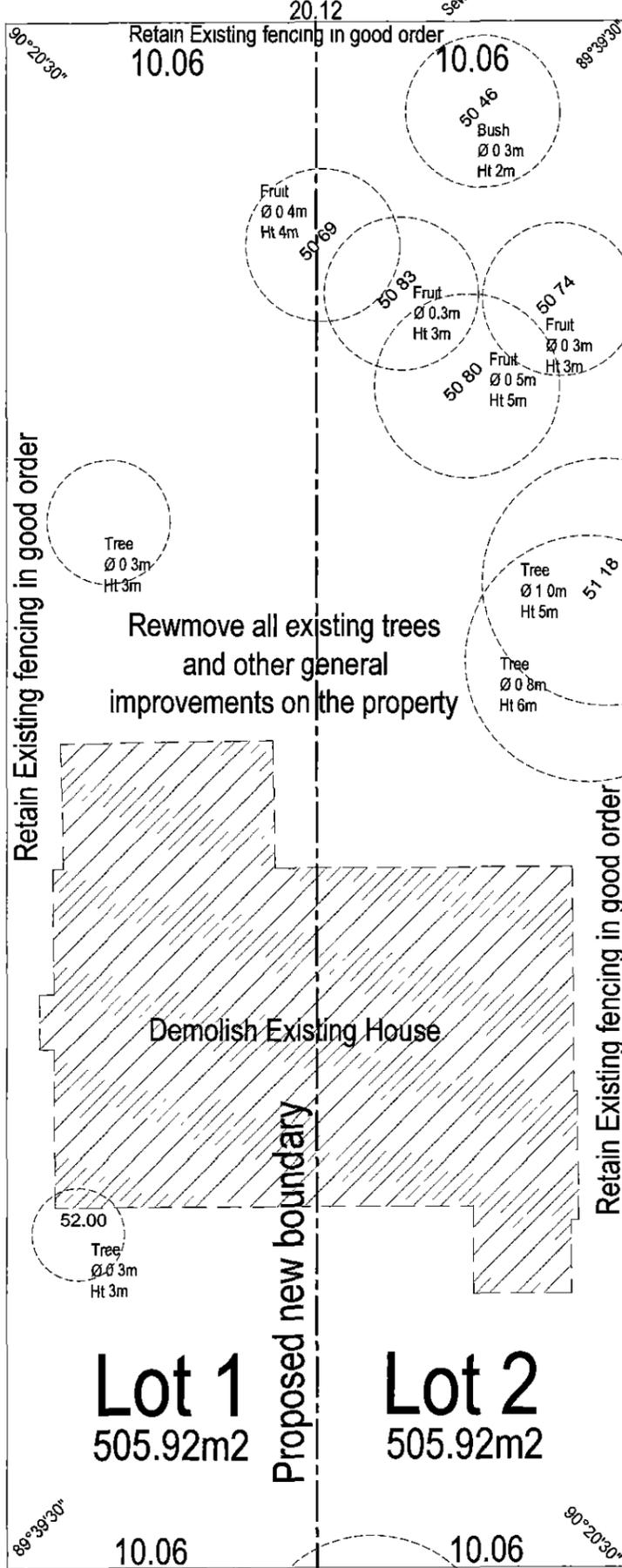
Garage
UMR



2 Storey
Rendered
Brck & C/B
-Clear



Brick &
C/Bond #23
-Well Clear



Retain Existing fencing in good order

Rewmove all existing trees
and other general
improvements on the property

Demolish Existing House

Proposed new boundary

Retain Existing fencing in good order

Lot 1
505.92m²

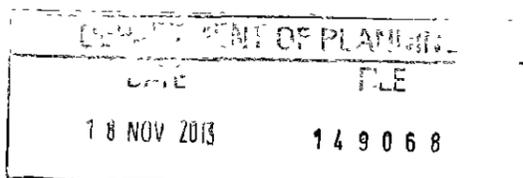
Lot 2
505.92m²

Grassed VERGE

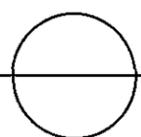
Non-Mount Kerb

Bitumen

Clive Street



N



Block Plan

1:200 @ A3

bravura
design pty ltd

Suite 9 | Melville House | 25 Foss Street | Palmyra | WA | 6157
PO Box 657 | Applecross | WA | 6153

Ph (08)9430 2311
Fax (08)9430 2311
Email info@bravura.com.au
www.bravura.com.au

REV	DATE	AMENDMENTS	INITIAL
X	11/13	XXX - Issue	BS
			BS

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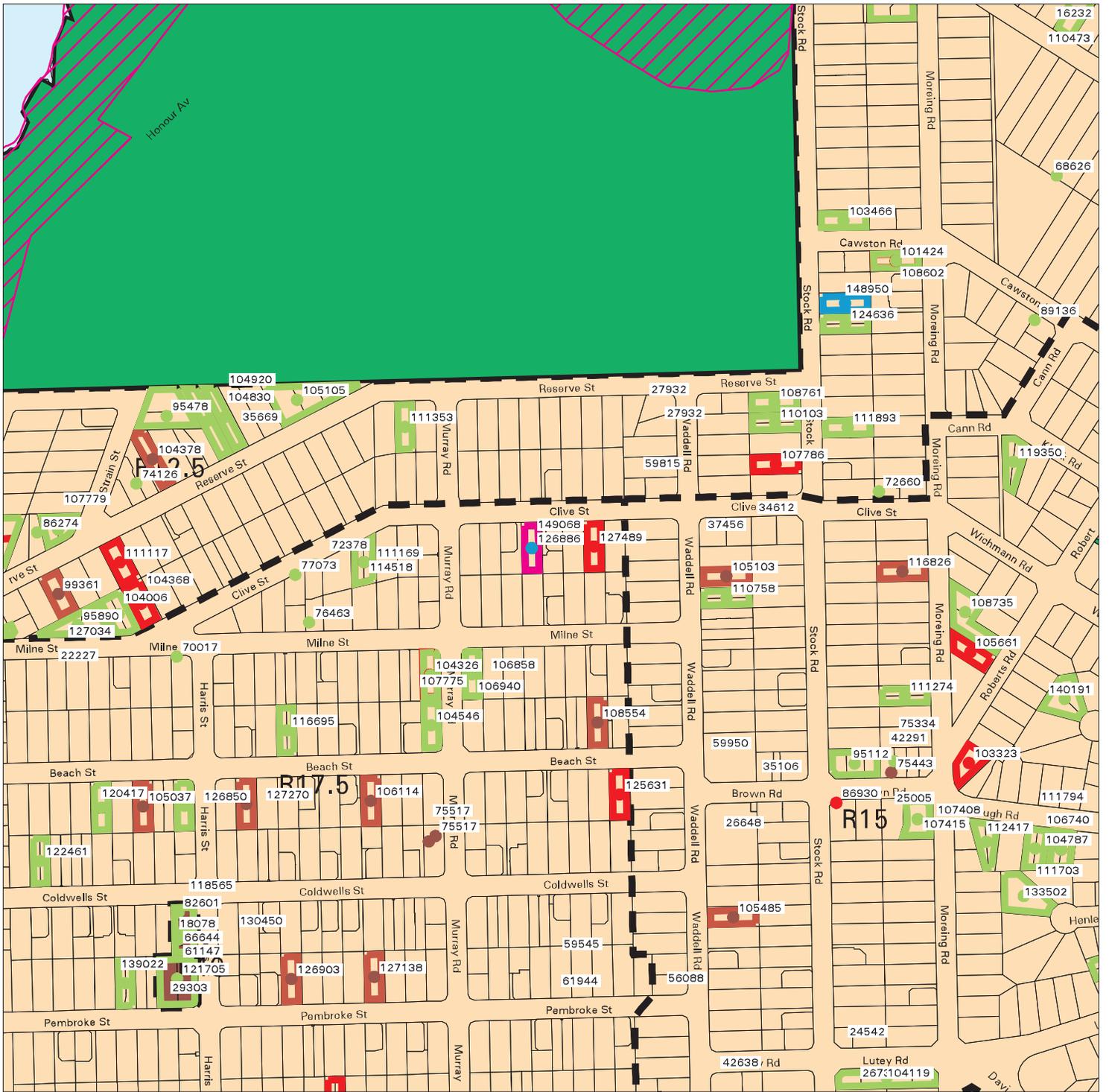
CLIENT
O'Meagher
Lot 145 (#25) Clive St
Bicton WA 6156

DRAWING
Sub-division

JOB No DRAWING No. ISSUE

13-31 **S2.01 -**

Sub-division Application



Subdivision Application 149068 (MGA ref 385774mE 6456464mN Zone 50)

This data is to be used for the processing of subdivision applications only.

- | | | | | | |
|--|--------------------------------|--|------------------|--|------------------|
| | APPROX LOCATION OF APPLICATION | | CANCELLED | | COMMUNITY CENTRE |
| | WATERWAYS | | REFUSED | | LIVING AREAS |
| | PARKS & RECREATION | | OUTSTANDING | | |
| | CADASTRAL BOUNDARY | | APPROVED | | |
| | WESTNET ENERGY GAS PIPELINE | | CANCELLED | | |
| | BUSH FOREVER 2000 SITES | | REFUSED | | |
| | OUTSTANDING | | R CODE BOUNDARY | | |
| | APPROVED | | LOCAL OPEN SPACE | | |

144496s.eps