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Tourism Planning Guidelines

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



Department of
Planning



Western
Australian
Planning
Commission



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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 governments in preparing the tourism component of a local planning strategy, and should be read in conjunction with other relevant WAPC policies.

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. This 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; and
- 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 though 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, 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.

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 (percentage of 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 statewide 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

It is important to 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. 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 Regional Centres Development Program 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 Rendezvous Grand 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 statewide 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.



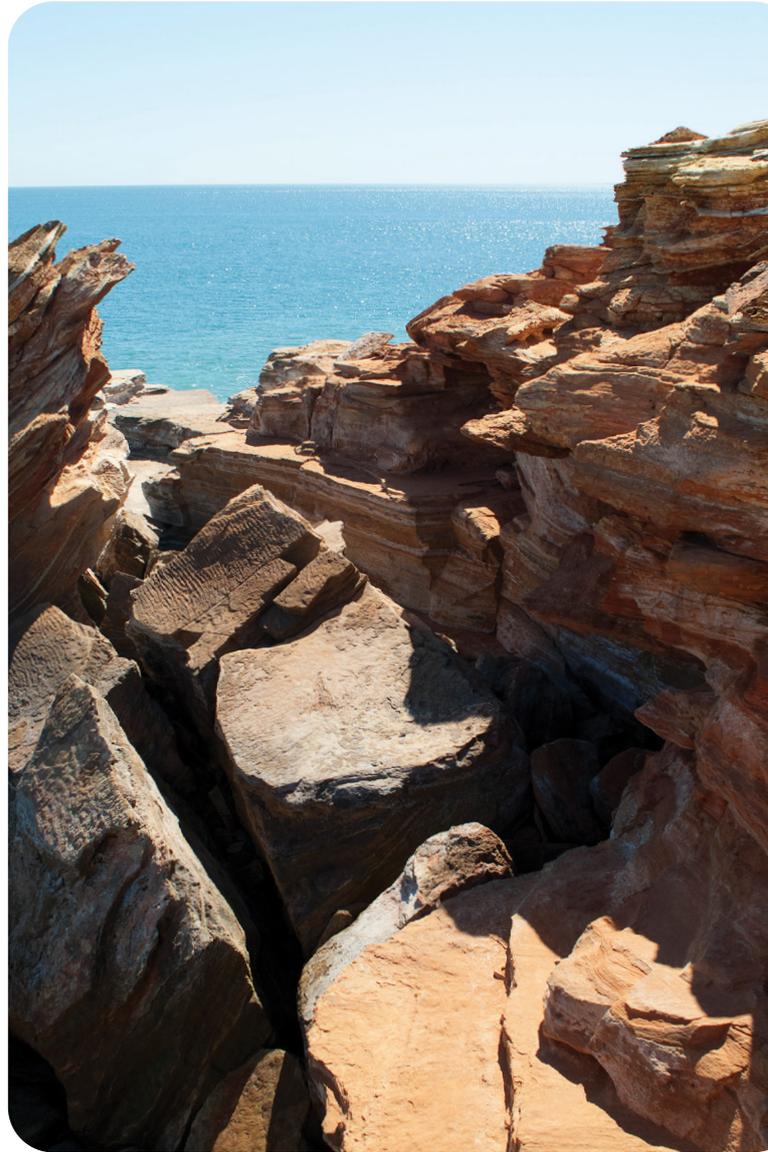
¹ Under Section 136 of the *Planning and Development Act 2005* leases over 20 years may require Western Australian Planning Commission approval.

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*.



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.

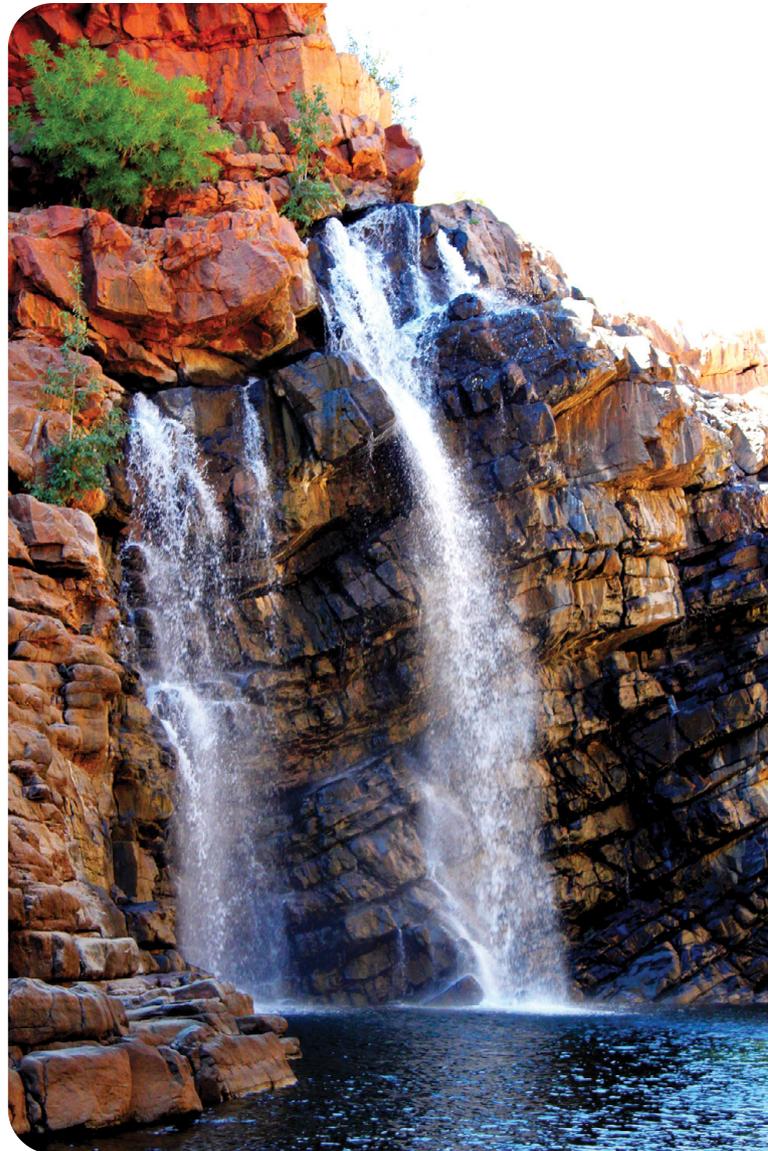
“short-stay accommodation” and **“tourism development”** mean a building, or group of buildings forming a complex, designed for the accommodation of short-stay guests and which provides on-site facilities for the convenience of guests and for management of the development, where occupation by any person 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 stop-over at a designated location by any person on the way to another destination, where occupation is limited to a maximum of three nights.



INACTIVE

RESCINDED

Rescinded date: 9 November 2023