

Planning Bulletin 83/2013

Planning for Tourism

January 2013

1.

This bulletin sets out the policy position of the Western Australian Planning Commission (WAPC) to guide decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes. This bulletin should be read in conjunction with other relevant WAPC policies.

2.

The Tourism Planning Taskforce (the Taskforce) was established in September 2002, to address the growing practice of using land zoned for tourism purposes for residential development and the effect of strata schemes on tourism developments. The primary concerns were related to the ongoing operation of strata titled tourist development; the potential conflict between short stay tourists and permanent residents; and the increasing pressure to redevelop tourism sites for other purposes such as residential. A Taskforce report on the issue was endorsed by the WAPC and the State Government in 2006, and Planning Bulletin 83 was adopted in June 2007 to implement some of these recommendations.

In 2009 the Board of Tourism Western Australia commissioned a review of tourism accommodation development on behalf of the tourism industry, including the recommendations of the Tourism Planning Taskforce.

A key outcome of this review was the need for a more strategic and flexible approach to tourism planning to encourage and support investment in the industry. This bulletin seeks to address the matters identified in this review while highlighting the key considerations when planning for tourism.

- Highlight the importance of strategic planning for tourism.
- Recognise local and regional variations in tourism demand and development pressures; and their impacts on the viability of tourism development, in assessing and determining tourism proposals.
- Provide guidance to local government in planning for tourism development to be undertaken as part of the local planning strategy process.
- Provide guidance on the development of non-tourism uses on tourism sites.
- Provide for flexibility in the design and assessment of tourism and mixed use development.

4. Tourism in the Planning System

Tourism is a significant contributor to the state and local economies in Western Australia, particularly in regional areas of the State. The planning system has a vital role to play in facilitating investment in tourism product in appropriate locations. In this regard, where tourism is considered significant within a locality or region, it is recommended that a more detailed tourism component of the local planning strategy be prepared by the local government in consultation with Tourism WA, to take into consideration, amongst other matters, relevant issues raised in the State Planning Strategy, any regional strategies and this bulletin.

Where a local tourism planning strategy has been previously prepared by local government, a summary of the key findings and recommendations should be incorporated into the local planning strategy to establish a land use planning framework for tourism that is relevant to the locality or region.

5. A consideration of appropriate incentives such as plot ratio bonuses to encourage the provision of tourist accommodation or to improve the scale of the tourism component in a mixed use development.
6. A review of the planning framework including the local planning scheme and State and local planning policies and strategies.

Additional factors to be considered within the local tourism planning strategy, relevant to the scale and nature of tourism in an area, are outlined elsewhere in this bulletin.

Interim policy

Where a local government does not have an endorsed local planning strategy or local tourism planning strategy consistent with the policy framework outlined in this bulletin, and a scheme amendment or development application is proposed for an existing tourist zoned site to support residential or a non-tourism use, the amendment report or development proposal should address the matters specified in this bulletin, the *Local Planning Manual 2010*, and any other relevant State and local government policies.

If this site is located within an existing and or potential tourism precinct, the amendment report/development proposal should, where appropriate, take into account the issues and objectives for the precinct and the importance of tourism in the locality.

The location and scale of a tourism precinct will be determined by consideration of a number of factors including:

- Proximity to tourist attractions and facilities.
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Size

The size of the site should be adequate to accommodate a sustainable tourism facility with respect to its design, operation and function, and its site specific and wider impacts and consideration

10. Holiday homes

The WAPC policy position on holiday homes is detailed in *Planning Bulletin 99 Holiday Homes Guidelines*.

11. Local planning strategies

Due consideration of Planning Bulletin

The WAPC, Tourism WA and local governments are to consider this policy set out by this bulletin in planning and decision-making for tourism related developments.

Local planning strategies

A tourism component of a local planning strategy will provide local governments with a sound rationale for determining the future land allocation, planning controls and infrastructure needs for tourism based on sound planning principles

The importance of the role of tourism varies considerably across the State and this is recognised in the preparation of the tourism component of a local planning strategy and the identification of tourism precincts and tourism sites. Guidance on the preparation of a local planning strategy is provided in the *Local Planning Manual 2010 (WAPC)*.

Local planning schemes and scheme amendments

The preparation of new or amended local planning schemes should reflect the provisions of this bulletin and guidance contained in the *Local Planning Manual 2010*.

Schemes should include a range of tourist and mixed use zonings allowing for tourism developments and the permissibility of land uses in each zone, to provide for a diverse tourism industry where supported with comprehensive data to support their need in a local planning strategy. Land

