



Local Planning Policy – 2.3 – Tourism zone

1. Citation

This Local Planning Policy is prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

2. Introduction

The Tourism zone is intended to promote tourism opportunities.

This policy seeks to guide subdivision and development within the zone to ensure that Local Planning Scheme 8 zone objectives are achieved. These objectives are:

- To promote and provide for tourism opportunities;
- To provide for a variety of holiday accommodation styles and associated uses, including retail and service facilities where those facilities are provided in support of the tourist accommodation and are of an appropriate scale where they will not impact detrimentally on the surrounding or wider area;
- To allow limited residential uses where appropriate; and
- To encourage the location of tourist facilities so that they may benefit from existing road services, physical service infrastructure, other tourist attractions, natural features and urban facilities.

3. Objective

1. To ensure that development is well designed and presents a high standard of streetscape appeal.
2. To ensure that development addresses impacts on sensitive land uses in terms of traffic movements, emission of noise, odour, light and any other amenity impacts.
3. To encourage landscaping that complements the streetscape and provides amenity to the occupants.
4. To encourage active street interfaces, visibility and security within the development and interfacing with the public realm.

4. Application

This Policy applies to all land use and development on land zoned “Tourism” under Local Planning Scheme 8.

This policy applies to consideration of subdivision applications referred to the Shire by the WAPC.

A development application is required for development within the Tourism zone in the following circumstances:

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A development application is required for development within the Tourism zone in the following circumstances:

1. all development; and
2. all discretionary land uses on land zoned Tourism.

4.1 Exemptions

Notwithstanding 4 above Development Approval is not required for the following:

- a) Internal building works that does not materially affect the external appearance of the building;
- b) Maintenance and repair works; and
- c) The use of a dwelling as hosted and un-hosted short-term rental accommodation.

5. Policy Provisions

5.1 Local development plans

5.1.1 A Local Development Plan may be required to ensure the orderly and proper development of interim or staged development of vacant land or to support subdivision. A Local Development Plan shall be prepared and approved by the Local government and shall address the following elements:

- a. indicative building footprints;
- b. orientation of buildings;
- c. building design requirements;
- d. potential landmark design elements;
- e. signage locations;
- f. access points to the site;
- g. servicing areas and servicing access;
- h. carparking and access and pedestrian access;
- i. landscaping areas; and
- j. interface treatments with adjoining sites and the public realm.

5.2 Lot sizes, setbacks, heights

5.2.1 Lot sizes shall be in accordance with an approved local structure plan or Local Development Plan.

5.2.2 Notwithstanding clause 5.1.1 above, the local government may recommend approval for a subdivision where it is satisfied that:

- (i) subdivision is of a limited scale and will not unduly prejudice the orderly and proper development of the locality;



- (ii) the subdivision design is comprehensive and provides a logical road network and provides appropriate levels of servicing; and
- (iii) the proposed lots have a clearly demonstrated practical utility for tourism development.

5.2.3 Setbacks to be determined:

- (i) in accordance with an approved Local Development Plan or as required under the *Building Code of Australia*; and/or
- (ii) consistent with an established streetscape; and/or
- (iii) in accordance with the Residential Design Codes where abutting residential land.

5.2.4 Maximum building height of 12m, unless:

- (i) a lesser height is required in SCA2 Airport height restriction area; and or
- (ii) where the land abuts a Residential zone, then the Residential Design Codes height requirements shall prevail.

5.2.5 Notwithstanding 5.2.3 (iii) above, where a lot adjoins residential development, a lesser setback can be considered where it will not cause adverse impacts to the amenity or character of the adjoining properties or locality.

5.3 Site coverage

5.3.1 Maximum site cover 65% unless it can be demonstrated that additional site cover can be sustained whilst providing for essential facilities, parking and tourist amenities.

5.4 Landscaping and fencing

5.4.1 Minimum landscaping area of 10% of site with a minimum dimension of 1.5m.

5.4.2 Landscaping to be located to provide streetscape amenity, screening to adjoining land uses and amenity for the development.

5.4.3 Fencing forward of the building line to be visually permeable above 1.2m natural ground level.

5.4.4 Acoustic fencing may be required adjoining sensitive land uses including residential/aged care facilities.

5.5 Loading, unloading and service vehicle parking

5.5.1 Loading/unloading areas to be located either inside buildings or to side/rear of the premises, separate and screened from any publicly accessible areas.

5.6 Outbuildings and other structures

5.6.1 All structures including but not limited to plant rooms, service areas, garages, collection areas and bin enclosures shall be located at the side or rear of buildings and screened from the street.



5.7 Storage

5.7.1 All open-air storage areas shall be located behind the front setback area and screened from public view by fencing, walls, or landscaping.

5.8 Carparking

5.8.1 Carparking shall be provided in accordance with requirements of the relevant Local Planning Policy and Local Planning Scheme 8.

5.9 Residential occupation

5.9.1 Permanent residential occupation shall not be the predominant use and where proposed should be:

- (i) located to interface with any abutting residential zoned land;
- (ii) designed and located to minimise conflict between the two land uses; and
- (ii) supported by an acoustic report prepared by a suitably qualified professional to address potential on-site noise impacts.

5.10 Building facades

5.10.1 Building facades are to be designed in accordance with an approved Local Development Plan or demonstrate:

- (i) an overall design theme;
- (ii) clearly defined entrance points and opportunity for passive surveillance;
- (iii) shade treatments to improve pedestrian comfort;
- (iv) a mix of materials, colours and opportunities for vertical and horizontal stepping; and
- (v) include design elements to limit areas of blank wall where facades are visible from the public realm.

5.11 Communal/gathering areas

5.11.1 Communal/gathering areas to be located and designed to minimise impacts on any adjoining sensitive land uses.

5.12 Variations

5.12.1 Variations to the policy provisions will be supported by the local government where in the opinion of the local government:

- (i) The application demonstrates compliance with the objectives of this policy;
- (ii) The application demonstrates compliance with the matters raised in clause 67 of Schedule 2, Part 9 Deemed Provisions for Local Planning Schemes; and
- (iii) The application demonstrates a need of the tourism land use or development that cannot be achieved without varying the policy provisions.