



SHIRE OF JERRAMUNGUP LOCAL PLANNING POLICY NO 6 – TOURIST ACCOMMODATION

1.0 BACKGROUND

Under the Shire of Jerramungup Local Planning Scheme No 2 (“the Scheme”) all tourist accommodation requires planning approval.

The purpose of this Policy is to provide guidance for landowners, developers, key stakeholders and Council.

2.0 POLICY BASIS

Clauses 2.2 and 2.4 of the Scheme provide for the preparation of Local Planning Policies. This Policy has been prepared in accordance with the Scheme.

3.0 SCHEME REQUIREMENTS

The Scheme defines ‘Tourist Accommodation’ as ‘*means accommodation specifically catering for tourists and includes bed and breakfast accommodation, chalets, farmstay, guesthouses, caravan parks, etc. but does not include hotels, or motels.*’

Council has the discretion under the Scheme to consider applications for tourist accommodation in the Residential zone, Townsite zone, Town Centre zone and Rural zone.

Council will also have regard for the provisions of its Local Planning Scheme when assessing any application for Tourist Accommodation including but not limited to:

- Clause 5.9 Carparking;
- Clause 5.13 Appearance of Buildings;
- Clause 5.14 Visual Impact of landuse and development near the coast or along major tourist routes;
- Clause 5.18 Tourist Related uses;
- Clause 10.2 Matters to be considered by the local government.

4.0 POLICY STATEMENT

This Policy will apply to all Tourist Accommodation proposals in the Residential zone, Townsite zone, Town Centre zone and Rural zone under the Shire of Jerramungup Local Planning Scheme Town No 2.

5.0 POLICY OBJECTIVES

To provide the opportunity for tourism and cater for tourist accommodation, while protecting the natural beauty and amenity of the area.

To facilitate a range of accommodation that showcases and complements the attributes of the Shire.

To provide for tourist accommodation in a manner that does not conflict with existing landuses, rural or rural residential pursuits.

To achieve a high standard of tourist accommodation for the Shire in appropriate locations based on sound planning principles.

6.0 POLICY REQUIREMENTS

Each application will be assessed on its individual merit however Council may have regard for the following matters;

6.1 *Location*

Applications for tourist accommodation are favoured in locations that present an advantage to visitors to the Shire, such as proximity to the beach, retail and restaurant facilities, or scenic rural properties.

6.2 *Tourist Services*

If the lot is isolated from facilities and services in townsites, then Council will actively encourage applications which include on site facilities to service tourists needs (eg tennis courts, pools, outdoor active areas).

Currently the Shire experiences a transient population and there are peak tourist seasons. Applications designed to attract tourists in the 'off' season will be preferred and can include facilities such as landscaped outdoor gardens/ sheltered seating pavilions, winter walk trails, scheduled social activities and tourist visitor centres.

6.3 *Carparking*

Off street carparking should be provided to accommodate tourist accommodation.

A minimum of one carparking bay per every guest room should be provided in an area easily accessible to patrons, and carparking should be constructed to a suitable standard as required by the Scheme.

Landscaping areas should be used to provide visual separation between any carpark and the front boundary of the lot or public place.

6.4 Amenity

Council will have regard for any potential impact on the amenity of the surrounding area and may examine issues such as:

- The existing surrounding zonings;
- Existing land uses and potential future landuses permitted by the Scheme in the surrounding area;
- The proximity of the site to any potential source of nuisance;
- The siting and location of the building to be used for tourist accommodation;
- Distances and sightlines to adjoining dwellings;
- Number of patrons to be accommodated on the site;
- The location of any on site activity areas or services and potential for noise;
- The location of existing tourist accommodation and potential traffic generation.

6.5 Traffic

Council will not support tourist accommodation where there is the potential for traffic generation to cause nuisance or safety issues. Council needs to be satisfied that the traffic generated by tourist accommodation will not negatively impact on amenity, and that the traffic can be accommodated by the existing road network.

For larger tourist developments Council may require the applicant to lodge a traffic report in support of the proposal.

In the event that the existing road network is inadequate to cater for traffic generated by the development, Council may require upgrading by the developer at their cost.

6.6 Vegetation and Landscape

There are significant areas throughout the Shire which have good quality vegetation coverage.

Any tourist accommodation should be designed to complement the natural landscape, retain significant vegetation and minimise any visual impact on local beaches and vistas.

Council will actively encourage the use of natural materials and colours which architecturally blend into and/ or complement the surrounding environment.

6.7 Signs

Any proposed advertising sign must be located within the property boundaries and comply with the relevant Local Planning Policy.

6.8 Water Supply and Disposal

The applicant is to ensure that adequate potable water supply is provided and that there is sufficient water supply for fire fighting (if required).

Any application for significant tourist accommodation may be referred to the Water Corporation for advice. Applicants are therefore encouraged to liaise with the Water Corporation in the early stage of design.

6.9 Waste Disposal

The Shire of Jerramungup does not have delegated authority to deal with on site effluent disposal therefore any tourist application may be referred to the Department of Health WA for advice.

For any swimming pools, applicants will also need to provide advice on disposal of waste water.

6.10 Relevant Documents

In determining any application Council may have regard for the Shires Local Planning Strategy and any relevant State Planning Policies including but not limited to;

- *Planning Bulletin 83: Planning for Tourism*
- *Planning for Bush Fire Protection (2001)*
- *Draft Country Sewerage Policy*
- *Fitzgerald River National Park Management Plan*

7.0 INFORMATION TO BE PROVIDED BY THE APPLICANT

In support of any application lodged for tourist accommodation, applicants are encouraged to provide a written submission addressing the matters listed under Section 6 of this Policy, and justification as to why tourist accommodation should be supported in the proposed location.