



City of Busselton

Geographie Bay

Local Tourism Planning Strategy

Final Report
February 2011

Prepared by the City of Busselton in conjunction with

SUSTAINABLE
DEVELOPMENT FACILITATION



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ATTACHMENTS

Attachment 1: Proposed Strategic Tourism Sites, Strategic Tourism Precincts and Non-Strategic Tourism Sites

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Scope of Report

This report was originally prepared for the benefit of the City of Busselton in accordance with the scope of services set out in the contract between the City of Busselton and Sustainable Development Facilitation (SDF). The report has since been substantially amended by the City of Busselton. In preparing the original report, the contractor has reviewed data and other information provided by the City, TWA, and accommodation providers within the City and various other data. While the accuracy of the data has been verified as far as possible within the limits of the scope of service, other parties should make their own enquiries and obtain independent advice in relation to this report. It is understood that there are alternative processes within the City that cover other aspects of the tourism market such as promotion and industry coordination, Holiday Homes and the Locke Estate. Material contained in this report may contribute to those processes as a background resource but cannot be considered as a direct input to those separate processes.

Amendments in this Release

Date	Section (Caption/Subheading)	Amendment Summary
Jul 2017	<ul style="list-style-type: none"> 2 (Recommendation 1) 2 (Recommendation 4) 2 (Figure 2) 6 (Table 3) 7 (Table 4) 	<p>Amended status of 'Lots 500-502 Lot 500-502 (394-398), Bussell Highway, Broadwater' from;</p> <ul style="list-style-type: none"> 'Non-strategic tourism sites to be retained for tourism purposes'; to, 'Tourist' zoned land where alternative zonings may be considered, consistent with Planning Scheme Amendment AMD21/0020

1. EXECUTIVE SUMMARY

Context. In the last five years, the Western Australian (WA) Government has been endorsing a process of tourism reform. In particular, there has been concern in relation to the significant loss of land with tourism value to residential accommodation. The WA Minister for Planning and Infrastructure established a Ministerial Tourism Taskforce in 2002 to examine the impact of combining tourist and permanent residential accommodation on tourist zoned land, and the strata titling of tourist developments. One of the recommendations of the Tourism Taskforce was that all Local Governments in WA should prepare a “Local Tourism Planning Strategy” (LTPS).

The LTPS, as recommended by the Tourism Taskforce, is designed to provide local government planners and Councils with a decision-making framework for tourism proposals, and for development applications for change of land use from tourism zoning to an alternative land use. Consequently, the LTPS has important implications for local governments such as Busselton that have an active tourism industry contributing to the local economy and community.

Land Use Focus. The City of Busselton Local Tourism Planning Strategy has a specific land use focus to identify locations and sites that are important for sustainable tourism industry growth within the City. (See Figure 1) The aim of the Strategy is to inform the development of the Local Planning Strategy and the new Town Planning Scheme for the City. The LTPS recognises that the City of Busselton lies within the Vasse Region, adjacent to the Augusta and Margaret River and that the tourism industry in the City is closely related to developments in those areas. Nevertheless, as the City is directly responsible for planning decisions in line with the Town Planning Scheme, thus the recommendations of the LTPS are confined to the City **boundaries**.

Figure 1 City of Busselton Locality Map



Tourism Industry Strategy. The LTPS is not designed as a broader strategy for the tourism industry. The City of Busselton and Shire of Augusta-Margaret River have developed a distinct “Capes Regional Economic Development Strategy” which incorporates the key elements of a broader tourism strategy. As part of the background research for the LTPS, there was a survey of the current local tourism accommodation and also a tourism demand analysis¹. These documents were reviewed as an input to the “Capes Regional Economic Development Strategy”. Both the LTPS and the “Capes Regional Economic Development Strategy” will play an important role in the development of the local tourism industry and will be integrated to articulate the City’s tourism objectives once they are fully defined.

¹ The Busselton Tourism Accommodation Survey Report, 2006 and the Busselton Tourism Demand Analysis 2006 can be accessed through the City of Busselton.

Formulating the Busselton LTPS. The LTPS planning process was guided by a Technical Working Group comprised of the City of Busselton and representatives of the Department of Planning (DoP) and Tourism WA (TWA). During the process of developing the Accommodation Survey and the Demand Analysis, a broader industry group was also established to stimulate input from industry and to gain feedback on the draft LTPS. The format of this LTPS was guided by the requirements of TWA to generate a standard format for LTPS's in WA, and to facilitate incorporation of recommendations into the Busselton Town Planning Scheme.

Local Tourism Planning Strategy Classification

The Tourism Planning Taskforce Report (TPTR) recommended classification of tourist accommodation sites as follows:

- Strategic tourism sites of State level importance to be retained for tourism only purposes (to be assessed by a State Government tourism committee, allocation of sufficient resources and establishment of a framework at the State level required).
- Strategic tourism locations or activity locations (to also be assessed by a State Government tourism committee, allocation of sufficient resources and establishment of a framework at the State level required).
- Non-strategic tourist zoned land suitable for tourist development.

The TPTR also recommends that tourism land across the State that is not strategic be zoned such that residential or unrestricted stay development is either prohibited (which is already the case in the City of Busselton) or limited to a maximum of 25% of the accommodation on a given site.

The LTPS classifies tourism sites into the following three categories:

- **Strategic Tourism Sites and Precincts** – These sites or precincts have been identified as meeting criteria of tourist significance or importance. The intention is to retain strategic tourism sites for tourism use. A Strategic Tourism Precinct is a combination of tourism sites or a mixed use area that is important to the tourism sector. On tourism zoned land (note there is some non-tourism zoned land within some of the precincts, such as the Busselton town centre) an unrestricted length of stay component may only be supported where a net tourism benefit can be demonstrated and rezoning of the site is required.
- **Non-strategic tourism sites** to be retained for tourism purposes, and an unrestricted length of stay component may be supported, subject to meeting assessment criteria and the rezoning of the site.
- **'Tourist' zoned land where alternative zonings may be considered.** These should be considered for introduction in the new town planning scheme.

2. SUMMARY OF RECOMMENDATIONS

Arising from the preparation of the City of Busselton Local Tourism Planning Strategy are the following recommendations.

Recommendation 1. Tourism Sites Classifications

The following sites are identified as strategic tourism sites (see also Figure 2 & Figure 3):

Site 1 – Kookaburra Caravan Park, Reserves 6089, 7885 and 21499, Marine Terrace, Busselton
Site 2 – Lot 5 Bussell Highway, Broadwater
Site 3 – Lot 401 Caves Road, Siesta Park
Site 4 – Lot 110 Bussell Highway, Broadwater.
Site 5 – Reserve 32275 Bussell Highway, West Busselton
Site 6 – Lot 202 Bunker (Strata Lots 1-185) Bay Road, Naturaliste
Site 7 – Lot 4567 Valley Road, Yallingup
Site 8 – Lot 50 (Strata Lots 1-38) Yallingup Beach Road, Yallingup
Site 9 – Lot 5037 Yallingup Beach Road, Yallingup
Site 10 - Lot 5303 Caves Road, Siesta Park
Site 11 – Lots 41 & 42 Geographe Bay Road, Quindalup
Site 12 – Lot 9037 Caves Road (Formerly Lots 9034(1) Caves Road and 9034(2) Clubhouse Drive), Dunsborough
Site 13 - Lot 38 Marine Terrace, Geographe.
Site 14 – Lots 10 & 11 Peel Terrace, Busselton.
Site 15 – Lot 1 & 5 Bussell Highway, West Busselton
Site 16 – Lot 173 Geographe Bay Road, Broadwater
Site 17 – Lot 13 Bussell Highway, Broadwater
Site 18 - Lot 33 Caves Road, Marybrook
Site 19 – Lot 55 Norman Road, Broadwater
Site 20 – Lot 100 (Formerly Lots 4, 12, 32) Bussell Highway, West Busselton
Site 21 – Lot 64 (Strata Lots 1-143) Bussell Highway, Broadwater
Site 22 – Lot 3 Caves Road, Abbey
Site 23 – Lot 1 (Strata Lots 1-15) Caves Road, Marybrook
Site 24 – Lot 12 (Strata Lots 1-60) Dunn Bay Road, Dunsborough
Site 25 – Lot 500 (Strata Lots 1-24) Valley Road, Yallingup
Site 26 – Lot 500 (Strata Lots 1-57) Gifford Road, Dunsborough
Site 27 – Lot 7 (Strata Lots 1-21) Gifford Road, Dunsborough
Site 28 – Lot 6 (Strata Lots 1-24) Gifford Road, Dunsborough
Site 29 – Lot 3 (Strata Lots 1-20) Lecaille Court, Dunsborough
Site 30 – Lot 2 (Strata Lots 1-14) Lecaille Court, Dunsborough

The following sites are identified as non-strategic tourism sites to be retained for tourism purposes, (see also Table 3):

Site 31 - Amalfi Resort, Lot 3 Earnshaw Road, West Busselton
Site 32 - Banyula Plants and Banamah, Lot 111 Caves Road, Dunsborough
Site 33 - Bayshore Beachside Resort, Lot 59, Geopraphe Bay Road, Quindalup
Site 34 - Broadwater Bungalows Resort, Lot 2 Bussell Highway, Broadwater
Site 35 - Busselton Jetty Chalets, Lots 1, 3, 240 and 241, Carey Street, Busselton
Site 36 - Country Life Farm, Lot 4, Caves Road, Dunsborough
Site 37 - Dunsborough Seaside Villas, Lot 400 Marshall Street, Quindalup
Site 38 - Forte Cape-View Apartments, Lots 1000 and 1001, Little Colin Street, Broadwater
Site 39 - Lot 6 Bussell Highway, Abbey
Site 40 - Newton House & Occy's Brewery, Lot 11 Bussell Highway, Abbey
Site 41 - Lot 30 Cookworthy Road, Broadwater
Site 43 - Lot 1 (1652) Caves Road, Dunsborough
Site 44 - Lot 200 (1676) Caves Road, Dunsborough
Site 45 - Lot 9016, Leslie Pearce Court, Dunsborough
Site 46 - Lot 239 (90) Marine Terrace, Busselton
Site 47 - Lot 25 (14) Vines Street, Busselton
Site 48 - White Sands Holiday Villas, Lot 55 Geopraphe Bay Road, Quindalup
Site 49 - Yallingup Beach Resort, Lot 18 Valley Road, Yallingup

The following sites are identified as 'Tourist' zoned land where alternative zonings may be considered (see also Table 4):

Site 42 - Lot 500-502 (394-398), Bussell Highway, Broadwater
Site 50 - Busselton River Resort, Lot 7 Causeway Road, Busselton
Site 51 - Lots 6 and 8 Causeway Road, Busselton
Site 52 - Lots 48 and 49, Causeway Road, Busselton
Site 53 - Motel Busselton, Lot 35 Bussell Highway, Busselton
Site 54 - Restawhile Motel, Lot 256, Bussell Highway, Broadwater
Site 55 - Lot 3001, Layman Road, Geopraphe
Site 56 - Amaroo Motel, Lot 79, Bussell Highway, West Busselton
Site 57 - Bay Village Resort, Lot 200, Dunn Bay Road, Dunsborough
Site 58 - Dunn Bay Centro, Lot 510 Dunn Bay Road, Dunsborough
Site 59 - Lots 108-112 (13-21) Dunn Bay Road, Dunsborough
Site 60 - Lot 202 (24) Dunn Bay Road, Dunsborough
Site 61 - Lot 203 Bussell Highway, Yalyalup
Site 62 - Lots 590 and 612 Spinnaker Boulevard, Port Geopraphe

Any proposed rezoning will be considered on its planning merit and will largely be guided by the recommendations of the City's Local Planning Strategy.

Recommendation 2. Strategic Tourism Precincts

- 2.1 Apply special provisions to land within strategic tourism precincts to ensure that tourist accommodation development is permissible and generally support proposals to rezone land to support tourism development, where it is consistent with the broader planning framework.
- 2.2 That strategic tourism precincts and associated policy directions are identified in Figure 2 and as follows (see also Figure 4):

Precinct	Land Description	Policy Direction
Precinct 1 – Busselton Central Business District	Area bound by Peel Terrace, West Street, Brown Street and Marine Terrace.	<ul style="list-style-type: none"> a. Develop a policy to guide the introduction of medium to high density 1 and 2 bedroom flats/units, studio and bedsit apartments, tourist accommodation and mixed use development into the Busselton Town Centre Guide Plan 2004 and referenced in the Scheme and Policy for this Precinct. b. Either through a Town Centre Plan Policy or by rezoning to Special Use zone ensures that existing hotels are retained or that any proposed change will be subject to a change in zoning or policy. c. Identify the areas within this Precinct where three to four storey developments are to be permitted. d. Maintain and improve connectivity and visual linkages to the foreshore and jetty. e. Develop guidelines to utilise the rear lanes as access for parking and services while seeking to activate development frontages onto the rear laneways. Where they do not exist, seek to develop a rear laneway system as part of redevelopment. f. Encourage entertainment such as bars, restaurants, cafés, nightclubs, etc. into the CBD and investigate reciprocal parking policies and other means of reducing the cost of providing parking to assist the financial viability of further development.
Precinct 2 – Busselton Foreshore and Jetty	Area north of Marine Terrace, between Brown and West Streets.	<ul style="list-style-type: none"> a. Further to the development of the Busselton Foreshore Concept Plan (September 2010) adopted by the City of Busselton Council and subject to further detailed planning being undertaken for this area, through the City in consultation with the Busselton Foreshore Working Group, investigate the potential to provide a site for a Resort Hotel within the Foreshore Precinct on under-utilised land with the intention of creating a landmark building complementary to the site and surrounding uses. Consider development for this site of up to 5 storeys where a viewing area and restaurant could be developed. b. Continue to have an entertainment and recreational focus on this area. c. Maintain and improve connectivity and visual linkages to the town centre.
Precinct 3 – Resort Strip Busselton	Area north of Caves Road, between Holgate Road and western boundary of former Acacia Caravan Park.	See recommendation 2.1

Precinct	Land Description	Policy Direction
Precinct 4 - Smiths Beach	Lots 364 and Lot 4131 (formerly Lot 413) Smiths Beach Road, Yallingup.	Ensure that future development is designed and located consistent with the Leeuwin-Naturaliste Ridge Statement of Planning Policy and Scheme requirements and the endorsed Development Guide Plan.
Precinct 5 – Gifford Road/Old Dunsborough and Foreshore	Gifford Road/Old Dunsborough and Foreshore, coast side of Gifford Road Dunsborough.	<ul style="list-style-type: none"> a. Allow residential dwellings to be used as holiday homes but maintain the existing residential character of the town and foreshore, i.e. Retain the 'Residential R20' or 'R30' zone. Group housing residential proposals would be assessed on their merits. b. Proposed rezoning to 'Tourist' zone may be supported particularly within or adjacent to Precinct 6.
Precinct 6 – Dunsborough Dunn Bay Road and Foreshore	Dunsborough town centre, either side of Dunn Bay Road from Cape Naturaliste Road to Geopraphe Bay Road.	<ul style="list-style-type: none"> a. Encourage the development of tourism uses and mixed use development in the town centre. b. Develop a policy and adapt the Townscape Plan to encourage the development of 1 and 2 bedroom flats for staff and other young workers. c. Ensure that the commercial floor space requirements as per the City of Busselton Local Commercial Planning Strategy (when endorsed) is addressed as a primary consideration and no accommodation be allowed at ground floor level fronting Dunn Bay Road. <p>See also recommendation 4</p>
Precinct 7 – Yallingup	Yallingup townsite.	All tourist zoned land used for tourist purposes within the locality of Yallingup to remain zoned 'Tourist' except for Lot 5 Elsegood Avenue and Lot 21 Dawson Drive. These two lots to be rezoned to residential to reflect their current use and separation from the existing tourist facility.
Precinct 8 – Kookaburra Caravan Park/Marine Terrace	Kookaburra Caravan Park, Reserves 6089, 7885 and 21499, Marine Terrace, Busselton, and the land between those sites between Adelaide Street and Marine Terrace	See also recommendation 2.1
Precinct 9 – Port Geopraphe	North-eastern part of Port Geopraphe Development Area, incorporating the village centre and nearby sites, but excluding lots 590 and 612 Spinnaker Blvd.	See also recommendation 2.1 and recommendation 4 pertaining to Lot 590 and 612 Spinnaker Boulevard Port Geopraphe . As part of any rezoning proposal due consideration will need to be given to any future foreshore works or groyne configuration works intended as part of any wider land use and waterbody rationalisation for the Port Geopraphe locality.

Recommendation 3. Zoning Framework

- 3.1 That the existing 'Tourist' zone is replaced by the following urban tourism zones in the new town planning scheme -
- Tourist A
 - Tourist B
 - Caravan Park
 - Chalet Park
- 3.2 Council supports and/or requests State Government support for, as appropriate, financial incentives for retention of caravan and chalet parks as follows -
- A 75% land tax exemption for chalet parks zoned such that the chalet park use must be maintained and the chalet park must remain available for tourist use;
 - A 50% rates rebate for sites zoned either 'Caravan Park' or 'Chalet Park' and being used for that purpose and available for tourist use; and
 - Acknowledges the State Government's decision to grant 100% land tax relief for registered caravan parks
- 3.3 The zoning table for the proposed urban tourism zones to be as follows -

Land Use Type - Recommendations	Tourist A	Tourist B	Caravan Park	Chalet Park
Bed and Breakfast	X	P	AA	AA
Boarding House	AA	AA	AA	AA
Chalet	AA	AA	AA	P
Caravan Park and Camping Grounds	AA	AA	P	P
Guesthouse	AA	AA	SA	AA
Hotel	SA	SA	X	X
Motel	AA	AA	X	X
Park Home Park	AA	AA	X	P
Private Hotel	P	P	X	X
Reception Centre	SA	SA	SA	SA
Restaurant	AA	AA	SA	SA
Serviced Apartment	P	P	AA	AA
Tourist Accommodation	AA	AA	AA	AA
Tourist Resort	P	P	X	X

Note: Tourist uses in the rural areas will be reviewed through the LPS, Scheme Review and/or associated amendments to the City's town planning scheme.

3.4 The following subsidiary controls are also to apply to the zones -

Proposed Subsidiary Controls Over The Mix Of Accommodation Types				
Zone	Minimum percentage of accommodation units falling into caravan park or chalet use classes	Minimum percentage of caravan park accommodation units that must be vacant sites and available for the travelling public	Maximum percentage of accommodation units available for unrestricted length of stay (i.e. greater than 3 months by any person in any 12 month period)	Strata title subdivision permissibility
Tourist A	<i>Nil</i>	<i>Nil</i>	<i>Nil.</i>	<i>Permitted, subject to management statement reflecting requirements of the City's town planning scheme.</i>
Tourist B	<i>Nil</i>	<i>Nil</i>	<i>Up to 25%</i>	<i>Permitted, subject to management statement reflecting requirements of the City's town planning scheme.</i>
Caravan Park	<i>80%, or existing number of units in these use classes</i>	<i>50%, or existing number of vacant sites if less</i>	<i>15%, or existing number if greater proportion currently</i>	<i>Not permitted.</i>
Chalet Park	<i>80%, or existing number of units in these use classes</i>	<i>Nil</i>	<i>Nil, or existing number if existing use rights exist.</i>	<i>Not permitted.</i>

3.5 Consideration of the rezoning of sites to the 'Caravan Park' and 'Chalet Park' zones shall occur as follows -

- a. Unless requested by the owner of any particular site, rezoning of sites to the 'Caravan Park' or 'Chalet Park' zone does not occur until such time as the State Government has made a decision on further land tax relief;
- b. That once the State Government has gazetted the tax relief scheduled in Recommendation 3.2, the council initiate an 'omnibus' amendment to the town planning scheme that would affect the rezoning of the identified sites where the landowners have indicated their support for the rezoning, and with scope for discussion and negotiation of the detailed planning controls relating to each site as part of the amendment process;
- c. That the City bear the costs of the rezoning process; and
- d. That should the rezoning process not occur until after the introduction of a new town planning scheme, that the sites remain in the 'Tourist A' zone in the interim, but with special provisions to allow for an unrestricted length of stay component consistent with the proposed zoning framework on sites recommended for inclusion in the 'Caravan Park' zone.

- 3.6 The 'unrestricted length of stay' accommodation within predominantly tourism developments is not 'residential' development, and will not necessarily be subject of the same development standards as would apply to equivalent residential development, but there will need to be a case-by-case assessment and/or development of more detailed guidance in local planning policy, to establish appropriate development standards for unrestricted length of stay accommodation.
- 3.7 Consideration of rezoning of sites to 'Tourist B' or to otherwise allow an unrestricted length of stay component (such as through site-specific special provisions) shall occur as follows -
- a. Not supported for land identified as being considered for inclusion in the 'Chalet Park' or 'Caravan Park' zone (noting that an unrestricted length of stay component is in any case proposed to be permissible in the 'Caravan Park' zone and is currently permissible in the case of caravan parks in the 'Residential or 'Tourism' zones, see also Recommendation 3.12 below);
 - b. With respect to strategic tourism sites, other than those identified as being considered for inclusion in the 'Chalet Park' or 'Caravan Park' zone, (all of which are strategic tourism sites) to be assessed on a case-by-case basis and only supported where a net tourism benefit can be demonstrated. Where support is given regard shall be had to clauses 3.7 (c) (ii) to (viii) below (but not 3.7 (c) (i) below); and
 - c. With respect to non-strategic sites, subject to assessment against the following criteria –
 - i) Up to 25%, with maximum percentage to be determined on a case-by-case basis and subject to adequate addressing of design issues;
 - ii) Located within an existing urban settlement;
 - iii) Any unrestricted length of stay component units/development shall be of a design and scale that is subsidiary to the tourism component of the development;
 - iv) The restricted length of stay component having to be completed to the City's satisfaction, prior to the occupation of the unrestricted stay component; or
 - v) The City being satisfied through a legal agreement, bond, bank guarantee, or other legally agreed commitment from the developer to ensure the development will be undertaken and satisfactorily completed;
 - vi) The City being satisfied with the separation of the two uses or the management arrangement to prevent land use conflict;
 - vii) On all sites, the unrestricted length of stay component being generally located away from the areas of the site providing the highest tourism amenity; and
 - viii) On coastal sites, the unrestricted length of stay component being generally located in areas further from the coast.
- 3.8 The following sites shall be considered for inclusion in the 'Caravan park' zone -
- a. Strategic Tourism Site 1 – Kookaburra Caravan Park, Reserves 6089, 7885, and 21499, Marine Terrace, Busselton;
 - b. Strategic Tourism Site 2 – Amblin Caravan Park, Lot No. 5 Bussell Highway, Broadwater;
 - c. Strategic Tourism Site 15 - Beachlands Caravan Park, Lot No. 1-5 Bussell Highway, West Busselton;
 - d. Strategic Tourism Site 16 - Mandalay Holiday Resort, Lot No.173 Geopraphe Bay Road, Broadwater;

- e. Strategic Tourism Site 17 – Lazy Days Caravan Park, Lot No. 13 Bussell Highway, Broadwater; and
- f. Strategic Tourism Site 22 - Peppermint Park Eco-village, Lot No. 3 Caves Road, Abbey.

3.9 The following sites shall be considered for inclusion in the 'Chalet park' zone -

- a. Strategic Tourism Site 3 - Siesta Park Holiday Resort Lot No. 401 Caves Road, Siesta Park;
- b. Strategic Tourism Site 20 – Busselton Villas and Caravan Park, Lot 100 (Formerly Lots 4, 12, 32) Bussell Highway, West Busselton;
- c. Strategic Tourism Site 21 – Geopraphe Bay Holiday Park, Lot No. 64 (Strata Lots 1-143) Bussell Highway, Broadwater;
- d. Strategic Tourism Site 19 – Sandy Bay Holiday Resort, Lot No. 55 Norman Road, Broadwater; and
- e. Strategic Tourism Site 14 – Busselton Holiday Village, Lot No(s). 10 & 11 Peel Terrace, Busselton;

3.10 All other sites currently zoned 'Tourist' shall be zoned 'Tourist A', unless determined otherwise.

3.11 All other sites zoned to accommodate tourist development shall retain their existing zonings, unless subject of site specific recommendations below.

3.12 Support a change to District Town Planning Scheme 20 (Clause 43(2)) to permit consideration of up to 15% of caravan sites for permanent occupancy in caravan parks abutting or adjoining urban zones.

Recommendation 4. Site Specific Recommendations

Recommendations are made with respect to specific sites, in addition to or in conjunction with Recommendation 3 of this document. The site specific recommendations are set out as follows:

Site	Recommendations
Lot 9037 Caves Road (Formerly Lots 9034(1) Caves Road and 9034(2) Clubhouse Drive) , Dunsborough	Support consolidation of two portions of this site to the southern area fronting Clubhouse Drive.
Lot 12 (Strata Lots 1-60) Dunn Bay Road, Dunsborough	Include in special purpose zone to allow for the full range of uses permissible in 'Business' and 'Tourist' zones, but requiring a minimum tourist accommodation component and hotel/bar or other public, social space as part of any redevelopment.
Amaroo Motel (31 Bussell Highway, West Busselton)	Support rezoning to 'Restricted Business' and/or medium density residential.
Bay Village Resort, Dunn Bay Centro, 13-21 Dunn Bay Road and 24 Dunn Bay Road, Dunsborough	Rezone to special purpose zone allowing for the range of uses permissible in the 'Business' zone, but with special provisions requiring that a minimum component of tourist accommodation is provided before residential development can be considered.
Lot 203 Bussell Highway, Yalyalup	Support rezoning of portion of this site to accommodate residential development (including, potentially, residential

	'park home park' development), with that to be considered as part of the preparation of the City's local settlement planning strategy.
Locke Estate	<p>The final landuse outcomes for this site have now been endorsed by the City and include assigning new leases to all but three of the existing leaseholders and assigning leases to 3 new leaseholders for sites which were vacated as part of the Locke Estate review. The key land use outcomes for the estate include:</p> <ul style="list-style-type: none"> a. maintaining Crown ownership of the land; b. ensuring landuse is short stay and aimed at lower cost budget accommodation, family accommodation and facilities for social, charitable, service and other groups; c. Applying 21 year lease terms to the lease sites. d. Agreeing on minimum standards of coastal, fire and environmental land management measures for the estate.
Lots 590 and 612 Spinnaker Boulevard, Port Geographe (refer also recommendation 2.2 – Precinct 9)	Building heights greater than 3 storeys may be considered for these sites, subject to further consideration of detailed issues and consultation with the community. The land may be zoned to allow for the full range of permissible uses in 'Residential', 'Tourist' and 'Commercial', but the tourist accommodation component is to be a minimum of 30 per cent of the total number of residential units of development.
Lot 500 - 502 (394-398), Bussell Highway, Broadwater	Rezone to 'Residential R40' zone but is subject to a Special Provision requiring an approved Structure Plan prior to commencing any development as per Council Resolution on 28 June 2017, Reference: AMD21/0020.

Recommendation 5. Tourism in Rural Areas

- 5.1 That the existing 'Viticulture & Tourism' zone is retained in the new town planning scheme, however the inconsistencies between the boundaries of the 'Viticulture & Tourism' zone and the Ridge Landscape Amenity Area, as set out in the Leeuwin Naturaliste Ridge State Planning Policy (LNRSP), will need to be considered through the Local Planning Strategy (LPS) and the Scheme review.
- 5.2 Provide opportunities for and encourage innovative design and construction of low impact tourism facilities in accordance with Scheme provisions, in a range of locations including the rural area (subject to planning to avoid land use conflict) incorporating best management and environmental sustainability practices.
- 5.3 A comprehensive review of the locational suitability and scale of tourism use in the rural areas of the City, including the interaction of the City's current rural tourism policies with the LNRSP - specifically the agricultural protection areas of the LNRSP, shall be undertaken.
- 5.4 The following guidelines are proposed to establish/reinforce the threshold for rezoning in the agricultural zone for tourist development unless otherwise determined by the City:
 - a. if more than 10 accommodation units or where appropriate, more than 20 beds are proposed;
 - b. if subdivision and strata-titling are proposed;
 - c. if the economic return from the tourism activity is likely to be more than agriculture;

- d. where more than 10 staff are employed at the one time; and/or
- e. where special management practices will be required to protect surrounding agricultural activity.

Recommendation 6. Assessment of tourism development proposals

- 6.1 That Council will apply the above (recommendation 5) in relation to considering planning applications, scheme amendments and/or subdivision applications in respect to tourist development within the rural areas of the City.
- 6.2 That the Assessment Criteria and Conditions for strata-titled tourist facilities in the Tourism Planning Taskforce Report be considered for adoption as Council Policy.
- 6.3 That self-contained tourist accommodation (including serviced apartments) on tourist zoned land located within existing urban settlements, generally be developed to a maximum average unit yield of 40 per hectare and that non self-contained tourist accommodation (such as hotel or motel rooms) on tourist zoned land located within an existing urban settlement, be developed to a maximum average unit yield of 80 units per hectare.

Recommendation 7. Tourism on Crown Land

- 7.1 Investigate existing Crown land including National Parks where the location and site may be suitable for tourism purposes and if appropriate seek to provide for leasehold tourism.
- 7.2 Retain leases on Crown Land for caravan parks, camping grounds, cabin and chalet developments wherever possible while there remains a demand for these forms of tourist accommodation.

Recommendation 8. Holiday Homes

Respond to direction from the Minister for Planning on holiday homes as part of a separate process, including via scheme amendment 46 and separate consultation on that issue. The new Scheme shall carry over provisions pertaining to the use of holiday homes within suitable areas of the City as a key component of the mix of tourism product available to the market.

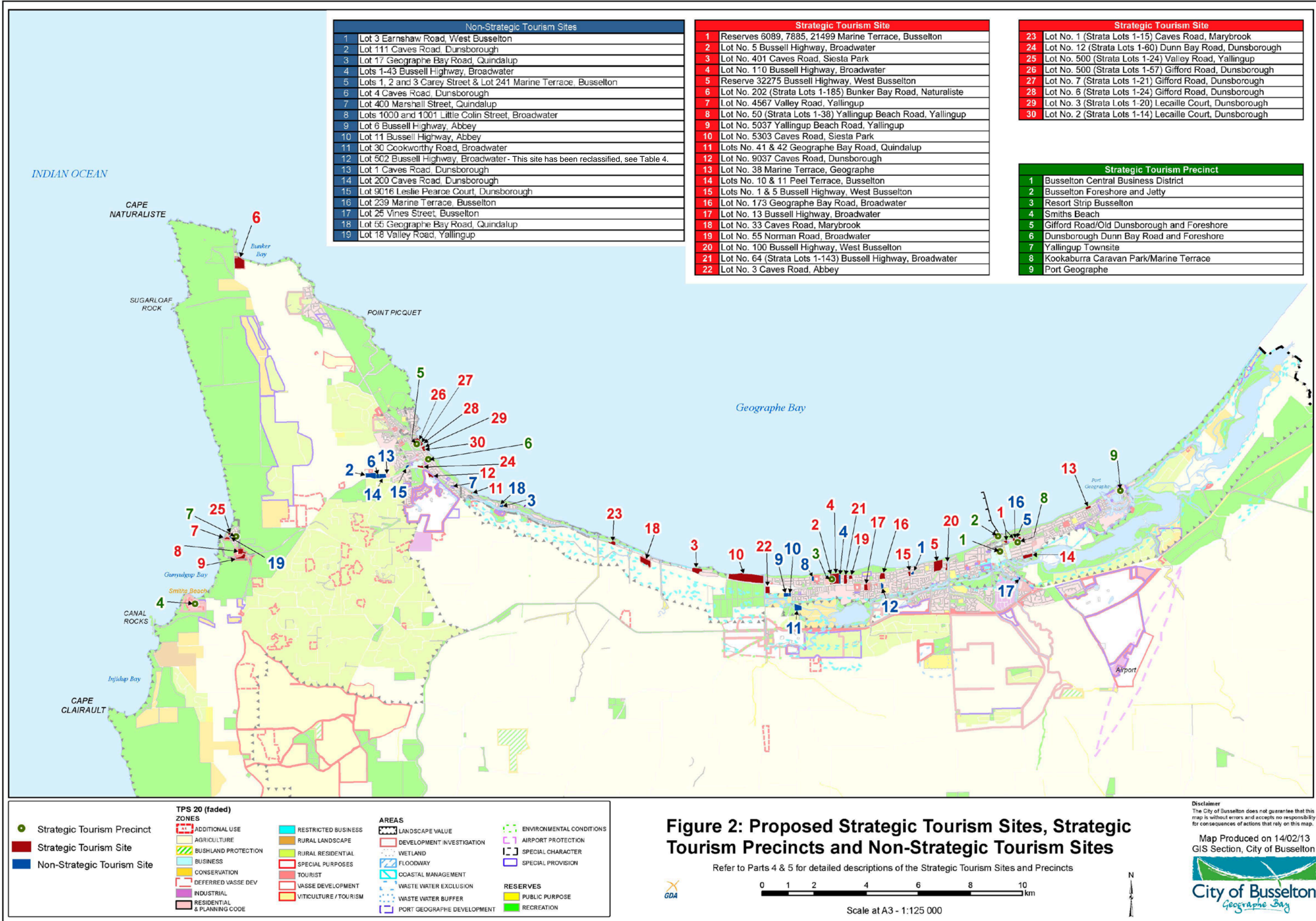
Recommendation 9. Strata-titling and land tax incentives

- 9.1 Recommend to the State Government that changes to the land tax system such that non-strata titled tourism development is not penalized relative to strata-titled tourism development.
- 9.2 Support scheme provisions such that strata-title subdivision is not permissible on specific sites, where requested by the landowners.

Recommendation 10. Infrastructure

The establishment of improved air services, especially regular passenger transport services, should be a continued high priority for the City and State Government.

Figure 2: Proposed Strategic Tourism Sites, Strategic Tourism Precincts and Non-Strategic Tourism Sites



3. PLANNING RATIONALE

This Local Tourism Planning Strategy document contains an executive summary, summary of recommendations, the planning rationale for the recommendations, description of the recommended strategic tourism sites and precincts, and guidance for implementation of the Strategy. The technical background information and related Appendices which formed part of the formulation to this Strategy are contained within a separate document titled 'Background and Appendices'.

The Local Tourism Planning Strategy aims to guide and coordinate sustainable tourism development from a land use planning perspective within the City of Busselton in recognition of the important role that tourism plays in an economic, social and environmental perspective.

A primary objective of the Strategy is to provide a basis for the preparation of future Town Planning Schemes and assessment of amendments and policies, including identification of areas that require precinct planning work to be undertaken. All sites and precincts will require detailed planning work to generate specific planning policies. Generally the TPS 20 provisions and strategic planning encourages tourism development but does not differentiate the form of accommodation and/or activities leading to re-development of lower order forms of tourism. The Strategy makes recommendations in regard to modifications of Scheme provisions and undertaking further strategic planning activities in order to protect, enhance and co-ordinate tourism developments for the future.

From a review of the literature and consultation, there are a number of constants emerging:

- Geopraphe Bay, the Busselton Jetty and Foreshore, coastal beaches and the natural landscapes/environment and bush land are the main tourism attractions;
- Supplementary tourism attractors include the arts sector, tourist activities and wineries;
- It is the combination of the above that make the City attractive;
- Historically the City was associated with the holiday village atmosphere lifestyle – this is still prominent however focus is now changing to that of a growing urban centre with a busy lifestyle;
- Localities tend to personify a relaxed holiday atmosphere, whether it be as a result of the natural environment or through the built environment;
- Diversity in the provision of tourism accommodation and tourism attractions/ facilities/ activities is necessary; and,
- Tourism developments can be accommodated in a range of zones in the Local Planning Scheme; however, the Tourist Zone itself is too generic.

From these themes emerges the assessment criterion for the identification of strategic tourist sites and precincts throughout the City, along with a number of design principles that should be incorporated into any tourism development proposal or planning consideration incorporating tourism elements (e.g. precinct planning processes).

3.1. Strategic Tourism Focus

The growing residential population, escalating visitor numbers and emerging industries in the City, places increasing demand on land for residential development and is market led. Council has recognised this need and acted to balance these competing demands through the development of its District Planning Scheme. As part of this Plan, the Local Tourism Planning Strategy is required as it is also acknowledged that tourism development often cannot provide the same returns as residential development and therefore tourism opportunities require protection. The LTPS will be fundamental in working towards creating a sense of place in the City for residents and visitors alike.

The LTPS recognises a need to identify areas within the City that have an important focus for the future development of tourism. Protection of tourism areas will provide ongoing benefit not only to the City but also to the State. This is not to exclude alternative planning or development outcomes outside the 30 strategic tourism sites and 9 strategic tourism precincts identified, but rather to promote a strategic awareness about the significance of these areas for the future growth of the City's tourism industry, and in particular, to provide a focus for tourism planning.

The strategic tourism sites are:

- Site 1 - Reserves 6089, 7885, 21499 Marine Terrace, Busselton
- Site 2 - Lot 5 Bussell Highway, Broadwater
- Site 3 - Lot No. 401 Caves Road, Siesta Park
- Site 4 - Lot No. 110 Bussell Highway, Broadwater
- Site 5 - Reserve 32275 Bussell Highway, West Busselton
- Site 6 - Lot No. 202 (Strata Lots 1-185) Bunker Bay Road, Naturaliste
- Site 7 - Lot No. 4567 Valley Road, Yallingup
- Site 8 - Lot No. 50 (Strata Lots 1-38) Yallingup Beach Road, Yallingup
- Site 9 - Lot No. 5037 Yallingup Beach Road, Yallingup
- Site 10 - Lot No. 5303 Caves Road, Siesta Park
- Site 11 - Lot No. 41 & 42 Geopraphe Bay Road, Quindalup
- Site 12 - Lot No. 9037 Caves Road (Formerly Lots 9034(1) Caves Road and 9034(2) Clubhouse Drive), Dunsborough
- Site 13 - Lot No. 38 Marine Terrace, Geopraphe
- Site 14 - Lot No (s). 10 & 11 Peel Terrace, Busselton
- Site 15 - Lot No. 1 & 5 Bussell Highway, West Busselton
- Site 16 - Lot No. 173 Geopraphe Bay Road, Broadwater
- Site 17 - Lot No. 13 Bussell Highway, Broadwater
- Site 18 - Lot No. 33 Caves Road, Marybrook
- Site 19 - Lot No. 55 Norman Road, Broadwater
- Site 20 - Lot 100 (Formerly Lots 4, 12, 32) Bussell Highway, West Busselton
- Site 21 - Lot No. 64 (Strata Lots 1-143) Bussell Highway, Broadwater
- Site 22 - Lot No. 3 Caves Road, Abbey
- Site 23 - Lot No. 1 (Strata Lots 1-15) Caves Road, Marybrook
- Site 24 - Lot No. 12 (Strata Lots 1-60) Dunn Bay Road, Dunsborough
- Site 25 - Lot No. 500 (Strata Lots 1-24) Valley Road, Yallingup
- Site 26 - Lot No. 500 (Strata Lots 1-57) Gifford Road, Dunsborough
- Site 27 - Lot No. 7 (Strata Lots 1-21) Gifford Road, Dunsborough
- Site 28 - Lot No. 6 (Strata Lots 1-24) Gifford Road, Dunsborough
- Site 29 - Lot No. 3 (Strata Lots 1-20) Lecaille Court, Dunsborough
- Site 30 - Lot No. 2 (Strata Lots 1-14) Lecaille Court, Dunsborough

The strategic tourism precincts are:

- Precinct 1 - Busselton Central Business District
- Precinct 2 - Busselton Foreshore and Jetty
- Precinct 3 - Resort Strip Busselton
- Precinct 4 - Smiths Beach
- Precinct 5 - Gifford Road/Old Dunsborough and Foreshore
- Precinct 6 - Dunsborough Dunn Bay Road and Foreshore
- Precinct 7 - Yallingup Townsite
- Precinct 8 - Kookaburra Caravan Park/Marine Terrace
- Precinct 9 - Port Geographe

3.2. City-Level Land-Use Objectives

The specific objectives for the City of Busselton LTPS as outlined in Section 1 of the “Background and Appendices” document have been aligned to the long term vision of: “Sustainable Land Use planning and management of the City's unique natural, built and cultural heritage to ensure that it can be protected, shared and enjoyed by future generations of residents and visitors”

In order for the City to work towards the vision there is a need to clearly identify and protect significant tourism sites, including related infrastructure and service provision while protecting the City's tourism character and experience. Consequently, the overall operational objectives in the short term are to: (i) identify and classify sites important to the tourism industry; (ii) prepare detailed recommendations for planning requirements over each site; (iii) propose recommendations to facilitate implementation of the planning requirements. The following sections support these three operational objectives. There are a number of recommendations to be addressed and subsequently implemented through review of the town planning scheme and associated policies.

3.3. City-Level Land Use Actions

One of the first actions that needs to be undertaken is to review land use definitions related to tourism. This has been commenced in development of the LTPS and this section provides guidance in clearer definition for land use planning related to tourism development.

3.3.1 New Land Use Definitions

Due to the changing and additional types of tourism infrastructure for the tourism industry, there is a need to add the following definitions to the Zoning Table within the Scheme:

“park home park” has the same meaning as 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;

“tourist accommodation” means 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, and 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;

3.3.2 Proposed Range of Tourist Zones

The aim of expanding the range of tourism related uses is to give more direction and control over the use and development of tourist sites. In particular the intention is to manage the introduction of residential development and set maximum levels of the non-time limited residential component permitted in tourist related zones and ensure a variety of tourism accommodation is retained. Strategic sites are proposed to be identified and zoned appropriately in recognition of the need to maintain high value tourism sites for that purpose.

3.4. Existing Zones

This section outlines the existing zones within the City and the LTPS proposed new zones for tourism land.

3.4.1. Viticulture and Tourism Zone

The introduction of the zone was an innovative action by the Council which recognises the close link, and to some extent, the interdependence of the viticultural industry and tourist attractions, facilities and activities.

Objectives for the zone provide for the development of the viticultural industry while optimising the tourism potential created by the viticultural activity (e.g. wine sales) and/or which can be developed in close association with the activity (e.g. restaurant and cellar door tastings).

3.4.2. Tourist Zone

The Tourist zone is commonly found in Town Planning Schemes and is usually a broad zoning providing for a wide range of tourist related activities. This zone applies to most of the sites developed for tourism purposes in the City. It is an urban zone which allows for the full range of tourist related development, especially accommodation types.

The objectives of this zone are intended to promote tourism, encourage tourism activity, complement the artificial and natural features in the area located where they benefit from existing services and infrastructure.

Within this zone Council may approve all of the existing, listed tourism uses and in conjunction with the current demand for strata-titling of individual units as a means of financing the development of these opportunities, which is resulting in loss of variety and lower order tourist accommodation facilities.

3.4.3. Other existing zones

The Scheme also allows some tourism uses to be developed in other zones but where tourism is not an equal or predominant use. For example:

- Residential zone – subject to Council discretion may include bed and breakfast or caravan and camping.
- Business zone – Bed and Breakfast, Boarding House, Hotel, Motel, Reception Centre, Restaurant and tourist accommodation.
- Agriculture zone – Bed And Breakfast, Caravan and Camping, Chalets and Guesthouse.
- Rural Residential zone – Bed And Breakfast, Guesthouse and Reception Centre.
- Rural Landscape zone – Bed and Breakfast, Chalets, Conservation Tourism, Guesthouse and Winery.

- Conservation zone – Bed and Breakfast, Chalets, conservation, tourism, Guesthouse.
- Bushland Protection zone – Bed and Breakfast.

This is not an exhaustive list but covers the predominant tourism uses which may be permitted in other zones.

3.4.4. Proposed Zoning Framework

It is proposed to introduce four new zones to replace the existing 'Tourist' zone to give more direction and control over the use and development of tourist sites. The introduction of additional zones for tourist development has been proposed in the "Tourism Planning Taskforce Report" described in detail in Appendix 1 of the Background Document. Consistent with the recommendations in the TPTR it is proposed to introduce new zones to guide tourism uses although not all of the Taskforce recommendations in this respect were considered necessary. The new zones are all urban, tourism-focused zones. The current scheme also contains a rural, tourism-oriented zone, the 'Viticulture and Tourism' Zone, and it is proposed that zone remain in its current form. There are also a number of other sites that accommodate tourism development via additional use sites set out in the scheme, they are also proposed to be retained in their current form. The following new zones are proposed to be included in the new town planning scheme -

3.4.4.1. Tourist A Zone

This zone is similar to the existing 'Tourist' zone. Within the 'Tourist A' zone there is no provision for accommodation units for unrestricted length of stay (i.e. greater than 3 months by any person in any 12 month period).

Strata title subdivision is permitted, subject to a management statement reflecting the requirements of the City's town planning scheme.

All sites currently zoned 'Tourist' and not recommended for inclusion in the 'Caravan Park' or 'Chalet Park' zone shall be zoned 'Tourist A', unless determined otherwise.

3.4.4.2. Tourist B Zone – unrestricted length of stay

The 'Tourist B' zone is similar to the existing 'Tourist' zone, but with the ability for an unrestricted length of stay component. Up to 25% of accommodation units may be made available for an unrestricted length of stay (i.e. greater than 3 months by any person in any 12 month period).

Strata title subdivision is permitted, subject to a management statement reflecting the requirements of the City's town planning scheme.

Consideration of rezoning of sites to 'Tourist B' or to otherwise allow an unrestricted length of stay component (such as through site-specific special provisions) shall occur as follows -

- a. Not supported for land identified as being considered for inclusion in the 'Chalet Park' or 'Caravan Park' zone (noting that an unrestricted length of stay component is in any case proposed to be permissible in the 'Caravan Park' zone and is currently permissible in the case of caravan parks in the 'Residential or 'Tourism' zones);
- b. With respect to strategic tourism sites, other than those identified as being considered for inclusion in the 'Chalet Park' or 'Caravan Park' zone, (all of which are strategic tourism sites) to be assessed on a case-by-case basis and only supported where a net tourism benefit can be demonstrated.

Where support is given regard shall be had to clauses 3.7 (c) (ii) to (viii) below (but not 3.7 (c) (i) below); and

- c. With respect to non-strategic sites, subject to assessment against the following criteria –
 - i) Up to 25%, with maximum percentage to be determined on a case-by-case basis and subject to adequate addressing of design issues;
 - ii) Located within an existing urban settlement;
 - iii) Any unrestricted length of stay component units/development shall be of a design and scale that is subsidiary to the tourism component of the development;
 - iv) The restricted length of stay component having to be completed to the City's satisfaction, prior to the occupation of the unrestricted stay component; or
 - v) The City being satisfied through a legal agreement, bond, bank guarantee, or other legally agreed commitment from the developer to ensure the development will be undertaken and satisfactorily completed;
 - vi) The City being satisfied with the separation of the two uses or the management arrangement to prevent land use conflict;
 - vii) On all sites, the unrestricted length of stay component being generally located away from the areas of the site providing the highest tourism amenity; and
 - viii) On coastal sites, the unrestricted length of stay component being generally located in areas further from the coast.

3.4.4.3. Caravan Park Zone

This zone may be applied to existing or proposed caravan parks where the primary use is for short-stay caravan sites and camping sites. Development must be consistent with WAPC Planning Bulletin No. 49, the Caravan Parks and Camping Grounds Act 1995 and the Caravan Parks and Camping Grounds Regulations 1997.

Existing caravan parks have been identified as being of strategic tourism significance where they are largely intact and caravan sites comprise the majority of the development or where there remains an even spread of vacant caravan sites, on site vans, cabins and chalets. Lots within this zone, unless otherwise specified, should be for tourist/short stay accommodation only.

Consistent with Tourism Planning Taskforce Report recommendations the proportion of cabin/chalet development that should be permitted within caravan parks and camping grounds, should reflect the character of existing users and projected demand.

The guidance for the process of rezoning sites from their current 'Tourist' zoning is as follows:

- a. That the Council initiates an 'omnibus' amendment to the town planning scheme that would effect the rezoning of the identified sites where the landowners have indicated their support for the rezoning, and with scope for discussion and negotiation of the detailed planning controls relating to each site as part of the amendment process;
- b. That the City bear the costs of the rezoning process; and
- c. That should the rezoning process not occur until after the introduction of a new town planning scheme, that the sites remain in the 'Tourist A' zone in the

interim, but with special provisions to allow for an unrestricted length of stay component consistent with the proposed zoning framework on sites recommended for inclusion in the 'Caravan Park' zone.

The following sites may be considered for inclusion in the 'Caravan Park' zone -

- a. Strategic Tourism Site 1 – Kookaburra Caravan Park, Reserves 6089, 7885, and 21499, Marine Terrace, Busselton;
- b. Strategic Tourism Site 2 – Amblin Caravan Park, Lot No. 5 Bussell Highway, Broadwater;
- c. Strategic Tourism Site 17 - Beachlands Caravan Park, Lot No. 1-5 Bussell Highway, West Busselton;
- d. Strategic Tourism Site 18 - Mandalay Holiday Resort, Lot No.173 Geopline Bay Road, Broadwater;
- e. Strategic Tourism Site 19 – Lazy Days Caravan Park, Lot No. 13 Bussell Highway, Broadwater; and
- f. Strategic Tourism Site 22 - Peppermint Park Eco-village, Lot No. 3 Caves Road, Abbey.

3.4.4.4. Chalet Park Zone

The Model Scheme Text defines the use of cabins and chalets where they are individual units which may or may not have cooking facilities, may have ensuite facilities but may also rely on communal bathroom and other facilities. These uses have traditionally been developed in association with caravan parks or as low key, low budget holiday/family parks which have provided budget holiday accommodation. (Note: the current trend is towards more up-market developments). Lots within this zone, unless otherwise specified, should be for tourist/short stay accommodation only.

The guidance for the process of rezoning sites from their current 'Tourist' zoning –

- a. Unless requested by the owner of any particular site, rezoning of sites to the 'Chalet Park' zone does not occur until such time as the State Government has made a decision to support further land tax relief;
- b. That once the State Government has gazetted the tax relief scheduled in Recommendation 3.3, the Council initiate an 'omnibus' amendment to the town planning scheme that would effect the rezoning of the identified sites where the landowners have indicated their support for the rezoning, and with scope for discussion and negotiation of the detailed planning controls relating to each site as part of the amendment process;
- c. That the City bear the costs of the rezoning process; and
- d. That should the rezoning process not occur until after the introduction of a new town planning scheme, that the sites remain in the 'Tourist A' zone in the interim, but with special provisions to allow for an unrestricted length of stay component consistent with the proposed zoning framework on sites recommended for inclusion in the 'Chalet Park' zone.

The following sites shall be considered for inclusion in the 'Chalet park' zone -

- a. Strategic Tourism Site 3 - Siesta Park Holiday Resort Lot No. 401 Caves Road, Siesta Park;

- b. Strategic Tourism Site 20 – Busselton Villas and Caravan Park, Lot 4, 12, 32 Bussell Highway, West Busselton;
- c. Strategic Tourism Site 21 – Geographe Bay Holiday Park, Lot No. 64 (Strata Lots 1-143) Bussell Highway, Broadwater;
- d. Strategic Tourism Site 19 – Sandy Bay Holiday Resort, Lot No. 55 Norman Road, Broadwater; and
- e. Strategic Tourism Site 14 – Busselton Holiday Village, Lot No(s). 10 & 11 Peel Terrace, Busselton.

3.4.5. Rationale For Retaining Caravan Parks

Caravan Park tourists have traditionally been a very important part of the tourism accommodation mix in the City of Busselton, particularly amongst intrastate families. Planning for the maintenance of this style of tourism accommodation is extremely important to maintain this diversity.

All existing Caravan parks within the City provide for an important and growing sector of the tourist industry and have all been placed of State or Local significance. The availability of tourism/Caravan parks has decreased dramatically over the last decade and it is imperative that the City investigate options to encourage and support their ongoing use without unacceptable economic outcomes for private landowners. Options to ensure the sites remain available for tourists use rather than be developed for group or single residential use should be put in place.

Tourism Potential: Caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geographe Bay. As some of the Caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal Caravan parks within the City to meet the growing demand. It is important that the City expedite the development of new Caravan parks to meet historical market demand.

Tourism Risks: Closure/Redevelopment of Caravan parks within the City has had a serious impact on the supply of caravan park sites. Over the last few years the City has lost a total of 175 tourist sites, or 16.2% of the total tourist sites available within the City. As Caravan parks are zoned 'Tourism' under the current Town Planning Scheme, they are permitted to be re-developed as long as that use is for tourism purposes. Additionally 154 permanent residents have been required to find alternative accommodation. Acacia Caravan Park was approved for redevelopment by the City in December 2007 and Amblin Caravan Park is also preparing a redevelopment proposal. Some of the issues that are affecting Caravan Park owners' decisions are:

- Increasing operating costs are placing a significant burden on operators who are competing in a highly price sensitive market.
- Significant cost rises have occurred in electricity, water rates, wages, fuel and and gas..
- Absorbing the increasing costs reduces the profit on the business and can make other redevelopment options look more attractive. The Caravan Industry Association of WA (CIAWA) stated that "these businesses need to be profitable to resist the pressure for rezoning and redevelopment".
- Higher land values have increased the likelihood that the land will be redeveloped for other purposes, particularly on the coastal strip between Busselton and Dunsborough.

3.4.5.1. Financial Incentives For Retaining Caravan Parks And Chalet Parks

As outlined above, where supported by landowners, this LTPS recommends the rezoning of specific caravan parks and camping grounds to 'Caravan Park' zone and rezoning of recommended chalet park sites to 'Chalet Park' zone. Such rezonings are proposed to be supported by financial incentives. This is reflected in the recommendation below (also refer Recommendation 3.2).

As part of its 2010/2011 budget the State Government made a decision to provide a 100% land tax relief for registered caravan parks. The State Government's recent decision to provide additional land tax relief for caravan parks will assist, to some degree, in supporting the preservation of caravan parks. However the State has not linked that relief to a zoning change that would ensure the long-term preservation of caravan parks.

The Council supports and/or requests State Government support for the following additional financial incentives for retention of caravan and chalet parks as follows:

- a. A 75% land tax exemption for chalet parks zoned such that the chalet park use must be maintained and the chalet park must remain available for tourist use ; and
- b. A 50% rates rebate for sites zoned either 'Caravan Park' or 'Chalet Park' and being used for that purpose and available for tourist use.

3.4.6. Recommended Zoning Table for Tourism Uses in Urban Tourist Zones

As a result of introducing new land uses and additional zones, the Study recommends that the existing Zoning Table be expanded and modified. Table 1 shows what is proposed. Note that this does not include all potential users in these zones, just the key tourism uses.

Table 1: Recommended Zoning Table

Land Use Type - Recommendations	Tourist A	Tourist B	Caravan Park	Chalet Park
Bed and Breakfast	X	P	AA	AA
Boarding House	AA	AA	AA	AA
Chalet	AA	AA	AA	P
Caravan Park and Camping Grounds	AA	AA	P	P
Guesthouse	AA	AA	SA	AA
Hotel	SA	SA	X	X
Motel	AA	AA	X	X
Park Home Park	AA	AA	X	P
Private Hotel	P	P	X	X
Reception Centre	SA	SA	SA	SA
Restaurant	AA	AA	SA	SA
Serviced Apartment	P	P	AA	AA
Tourist Accommodation	AA	AA	AA	AA
Tourist Resort	P	P	X	X

- AA - May be carried out only with planning consent in a specific zone
- P - May be carried out without planning consent in a specific zone.
- SA - May be carried out only with planning consent issued after public advertising of the proposal.

3.4.6.1. Subsidiary Planning Controls

In developing the strategy, it was considered that a range of subsidiary planning controls would be needed to supplement the zoning table and differentiate the proposed zones. Subsidiary planning controls are proposed as set out in Table 2.

Table 2: Subsidiary Planning Controls

Proposed Subsidiary Controls Over The Mix Of Accommodation Types				
Zone	Minimum percentage of accommodation units falling into caravan park or chalet use classes	Minimum percentage of caravan park accommodation units that must be vacant sites and available for the travelling public	Maximum percentage of accommodation units available for unrestricted length of stay (i.e. greater than 3 months by any person in any 12 month period)	Strata title subdivision permissibility
Tourist A	<i>Nil</i>	<i>Nil</i>	<i>Nil.</i>	<i>Permitted, subject to management statement reflecting requirements of the City's town planning scheme.</i>
Tourist B	<i>Nil</i>	<i>Nil</i>	<i>Up to 25%</i>	<i>Permitted, subject to management statement reflecting requirements of the City's town planning scheme.</i>
Caravan Park	<i>80%, or existing number of units in these use classes</i>	<i>50%, or existing number of vacant sites if less</i>	<i>15%, or existing number if greater proportion currently</i>	<i>Not permitted.</i>
Chalet Park	<i>80%, or existing number of units in these use classes</i>	<i>Nil</i>	<i>Nil, or existing number if existing use rights exist.</i>	<i>Not permitted.</i>

It should be noted that the 'unrestricted length of stay' accommodation within predominantly tourism developments is not 'residential' development, and will not necessarily be subject of the same development standards as would apply to equivalent residential development, but there will need to be a case-by-case assessment and/or development of more detailed guidance in local planning policy, to establish appropriate development standards for unrestricted length of stay accommodation.

There is support for a change to District Town Planning Scheme 20 (Clause 43(2)) to permit consideration of up to 15% of caravan sites for permanent occupancy in caravan parks abutting or adjoining urban zones.

3.4.7. Rural Tourist Accommodation Policy

A variety of types of tourist accommodation has developed in rural areas over the past two decades which adds to the areas interest and opportunities. The policy which has guided the development of tourist facilities in the rural areas is the Rural Tourist Accommodation Policy which was first adopted in 1994.

From a tourism perspective this Policy and the introduction and operation of tourist accommodation in the rural area has been successful. The original intention of the Policy, to allow farmers to gain additional income from small scale tourist accommodation enterprises such as chalets, has given way to more complex and innovative tourist/agricultural developments.

While the tourism industry has benefited, the vitality and robustness of the agricultural industry is also essential. A large part of the tourist attraction is the agricultural activity and production and the diverse rural and natural landscape which are the result of sustaining productive rural land.

Monitoring of the impact of tourist accommodation on the sustainability of agriculture should be ongoing and adjustments made to planning policy to maintain an acceptable balance between land uses so they co-exist rather than compete.

It is beneficial to the general tourist industry to allow development to occur without time consuming and expensive planning processes such as rezoning. However, when to rezone is important. It is required when the level of land use change and potential impacts will make it the predominant use and require more comprehensive assessment.

With the intensity and mix of uses in the rural area increasing, there is potential for land use conflicts. Careful planning and review will be needed to ensure the benefits of agricultural production and tourism can be enjoyed. Planning would be clearer if the development level at which Council would rezone from Agriculture to a relevant tourist zone is more clearly defined. Rezoning should retain some degree of separation between tourist uses and agricultural land.

The following is recommended (*Refer Recommendation 5*):

- Provide opportunities for and encourage innovative design and construction of low impact tourism facilities in accordance with Scheme provisions, in a range of locations including the rural area (subject to planning to avoid land use conflict) incorporating best management and environmental sustainability practices.
- The following guidelines are proposed to establish/reinforce the threshold for rezoning in the agricultural zone for tourist development unless otherwise determined by the City:
 - a. if more than 10 accommodation units or, where appropriate more than 20 beds are proposed;
 - b. if subdivision and strata-titling are proposed;
 - c. if the economic return from the tourism activity is likely to be more than agriculture;
 - d. where more than 10 staff are employed at the one time; and/or

- e. where special management practices will be required to protect surrounding agricultural activity.

3.5. Assessment of Tourism Development Proposals

Appendix 9 in the Background document sets out guidelines to be used by proponents and City officers when assessing planning applications, scheme amendments and/or subdivision applications in respect to tourist development. Recommendation 6 also relates to this issue and reads as follows:

That Council will use the above (recommendation 5) in relation to assessment criteria/planning and design principles when assessing planning applications, scheme amendments and/or subdivision applications in respect to tourist development, and including:

- a. That the Assessment Criteria and Conditions for strata-titled tourist facilities in the Tourism Planning Taskforce Report (Appendix 1) be considered for adoption as Council Policy; and
- b. That self-contained tourist accommodation (including serviced apartments) on tourist zoned land located within existing urban settlement, generally be developed to a maximum average unit yield of 40 per hectare and that non self-contained tourist accommodation (such as hotel or motel rooms) on tourist zoned land located within an existing urban settlement, be developed to a maximum average unit yield of 80 units per hectare.

3.6. Strata-Titling and Land Tax Incentives

The land tax system currently places resorts in a single ownership at a disadvantage relative to strata-titled resorts. In broad terms, this contributes to the current situation whereby investment in new tourist accommodation is often driven more by 'land development' objectives than by 'tourism business' objectives. Whilst those two sets of objectives are not necessarily at odds, there is not seen to be any public policy reason why the State would want to effectively penalize non-strata title development in this way.

It is therefore recommended to the State Government that changes to the land tax system such that non-strata titled tourism development is not penalized relative to strata-titled tourism development.

Discussion has taken place between officers of the City, owners of tourist establishments and Landgate (who are responsible for valuing land for the purposes of land tax assessment) regarding other means of providing land tax relief for non-strata titled tourism development. The only opportunity identified is the introduction of scheme provisions such that strata-title subdivision is not permissible on particular sites. That would result in a reduction of the assessed value of the property by 7.5%, with a consequent reduction in land tax.

It is recommended that there is support for scheme provisions such that strata-title subdivision is not permissible on specific sites, where requested by the landowners.

4. STRATEGIC TOURISM SITES

The purpose of a Local Tourism Planning Strategy is to provide the rationale for future land allocation, planning controls and infrastructure needs for tourism and to form an important part of the local planning scheme review process.

A key requirement of the Strategy is to identify and protect opportunities for tourism uses and development.

Strategic tourism sites need to display a number of characteristics that set them apart from other tourism sites in terms of their potential for tourism development, and benefits to the tourism industry both locally and state-wide. As such, these sites (when identified) will generally be restricted to tourism only purposes.

Assessment Criterion

NB: Compliance with one or more of the criteria will not necessarily determine that the site is strategic or otherwise.

Sustainability the site is required to be developable without compromising the sustainable use of the area's natural and cultural resources, have regard for existing social structures and be part of the delivery of diversified and balanced tourism opportunities.

Planning Context a site, location or precinct identified in a regional planning strategy or a region plan as having high tourism potential and value or may be part of a development area recognised in the State planning framework as having high tourism value.

Accessibility the site has high accessibility appropriate to the nature of the facility/attraction.

Uniqueness the site may contain, or be in the vicinity of an attraction of landmark value, or itself be of landmark value.

Setting the site may have an aspect and outlook that facilitates recreational tourism activities and/or the creation of a tourism character and ambience. This site appeal should be such that it demonstrates a high level of tourism demand or has an inherent potential for such and is highly marketable.

Tourism Activities and Amenities the site provides, or has easy access to, supporting activities and amenities such as tours, fishing, historic sites, walk trails, environmental interpretation, cafes, restaurant, shops and the like.

Alternative Sites the site has an element of scarcity in that it may be the only opportunity, or one of a limited number of opportunities, to achieve a significant tourism development in an area, at a particular place or as it may demonstrate a particular function or characteristic.

Size The site should be of a size adequate to accommodate a sustainable tourism facility of the appropriate type for the location, with consideration of future expansion, and exhibit potential for the necessary level of services to be provided.

Suitability the site is located within a land use context that will not overly limit the extent of activities of guests within the resort due to amenity impacts on adjoining residents or where the adjoining uses will detract from the tourism character of the site.

Capability the site has the capacity to be developed for tourism purposes and accommodate the associated services in a manner that does not detract from the natural attributes of the site or result in environmental degradation.

Function Strategic tourism sites may perform a specific function, such as a traditional social or cultural role, and/or serve a particular clientele, where that may not be replaced readily.

A site designated as a non-strategic site will allow for a maximum of 25% of the units to be used for unrestricted length of stay and these will need to be appropriately located.

Through the LTPS process certain sites have been identified which are no longer suitable or required for tourist accommodation (non-significant sites) and therefore can be rezoned for other appropriate uses. This report has identified the following as sites and precincts of strategic State significance to tourism in the City of Busselton.

A detailed description of Strategic Tourism Sites identified and the rationale for each of these sites is provided in the following sections.

Strategic Tourism Sites are those sites that are critical to the future growth and community benefit of tourism in an area and the State, and where development shall generally be for tourism purposes only.

A number of these sites will become iconic in the tourism industry and which provide one of the platforms on which to increase the wider industry.

The site is required in its entirety for tourism purposes as its highest use. The retention of a range of tourism opportunities for the general population – a development providing a type of accommodation that increases the variety available in an area, with the intention that this function be retained (see Appendix 7 of the Background document for draft site/precinct selection criteria).

Designation of strategic tourism sites does include existing tourist accommodation development where appropriate. Following a thorough review of tourism accommodation and land uses, the following sites are recommended to be considered as Strategic Tourism Sites within the City of Busselton:

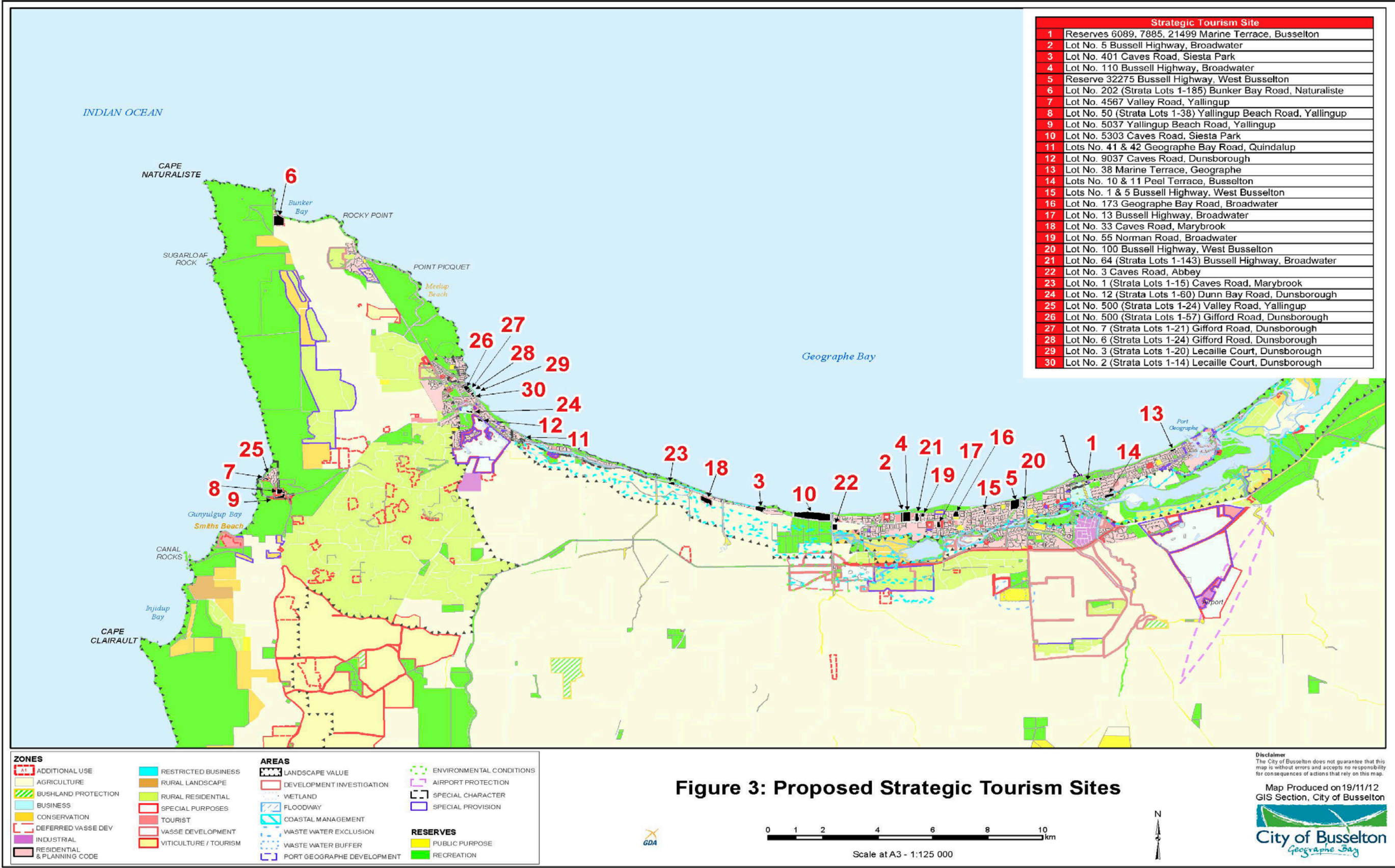
Strategic Tourism Site 1:	Reserve No.(s) 6089, 7885 & 21499 Marine Terrace, Busselton
Strategic Tourism Site 2:	Lot No. 5 Bussell Highway, Broadwater
Strategic Tourism Site 3:	Lot No. 401 Caves Road, Siesta Park
Strategic Tourism Site 4:	Lot No. 110 Bussell Highway, Broadwater
Strategic Tourism Site 5:	Reserve No. 32275 Bussell Highway, West Busselton
Strategic Tourism Site 6:	Lot No. 202 (Strata Lots 1-185) Bunker Bay Road, Naturaliste
Strategic Tourism Site 7:	Lot No. 4567 Valley Road, Yallingup
Strategic Tourism Site 8:	Lot No. 50 (Strata Lots 1-38) Yallingup Beach Road, Yallingup
Strategic Tourism Site 9:	Lot No. 5037 Yallingup Beach Road, Yallingup
Strategic Tourism Site 10:	Lot No. 5303 Caves Road, Siesta Park
Strategic Tourism Site 11:	Lot No.(s) 41 & 42 Geopraphe Bay Road, Quindalup
Strategic Tourism Site 12:	Lot No. 9037 Caves Road (Formerly Lots 9034 Caves Road and Lot 9034 Clubhouse Drive), Dunsborough
Strategic Tourism Site 13:	Lot No. 38 Marine Terrace, Geopraphe
Strategic Tourism Site 14:	Lot No.(s) 10 & 11 Peel Terrace, Busselton
Strategic Tourism Site 15:	Lot No.(s) 1 & 5 Bussell Highway, West Busselton
Strategic Tourism Site 16:	Lot No. 173 Geopraphe Bay Road, Broadwater
Strategic Tourism Site 17:	Lot No. 13 Bussell Highway, Broadwater
Strategic Tourism Site 18:	Lot No. 33 Caves Road, Marybrook

Strategic Tourism Site 19:	Lot No. 55 Norman Road, Broadwater
Strategic Tourism Site 20:	No. 100 (Formerly Lots 4, 12, 32) Bussell Highway, West Busselton
Strategic Tourism Site 21:	Lot No. 64 (Strata Lots 1-143) Bussell Highway, Broadwater
Strategic Tourism Site 22:	Lot No. 3 Caves Road, Abbey
Strategic Tourism Site 23:	Lot No. 1 (Strata Lots 1-15) Caves Road, Marybrook
Strategic Tourism Site 24:	Lot No. 12 (Strata Lots 1-60) Dunn Bay Road, Dunsborough
Strategic Tourism Site 25:	Lot No. 500 (Strata Lots 1-24) Valley Road, Yallingup
Strategic Tourism Site 26:	Lot No. 500 (Strata Lots 1-57) Gifford Road, Yallingup
Strategic Tourism Site 27:	Lot No. 7 (Strata Lots 1-21) Gifford Road, Dunsborough
Strategic Tourism Site 28:	Lot No. 6 (Strata Lots 1-24) Gifford Road, Dunsborough
Strategic Tourism Site 29:	Lot No. 3 (Strata Lots 1-20) Lecaille Court, Dunsborough
Strategic Tourism Site 30:	Lot No. 2 (Strata Lots 1-14) Lecaille Court, Dunsborough

The details for each of these sites including: total area; description; current land use; TPS20 zoning; tourism potential; tourism risks; guidelines and recommendations are outlined in the following section. The location of each of the sites is also indicated on Figures 2 and 3.



Figure 3: Proposed Strategic Tourism Sites






Reference should be made to the Legend below for the existing zoning of each of the sites outlined in the following sections.

SHIRE OF BUSSELTON DTPS No 20 LEGEND











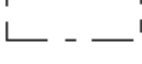



ZONES

 A1	ADDITIONAL USE	 INDUSTRIAL	 SPECIAL PURPOSE
 AGRICULTURE		 R15 RESIDENTIAL & PLANNING CODE	 TOURIST
 BUSHLAND PROTECTION		 RESTRICTED BUSINESS	 VITICULTURE / TOURISM
 BUSINESS		 RURAL LANDSCAPE	
 CONSERVATION		 RURAL RESIDENTIAL	

RESERVES

 PUBLIC PURPOSES
 RECREATION

AREAS

 LANDSCAPE VALUE	 COASTAL MANAGEMENT	 EC ENVIRONMENTAL CONDITIONS
 DEVELOPMENT INVESTIGATION	 WASTE WATER EXCLUSION	 AIRPORT PROTECTION
 WETLAND	 WASTE WATER BUFFER	 SPECIAL CHARACTER
 FLOODWAY	 PORT GEOGRAPHE DEVELOPMENT	 SP SPECIAL PROVISION

4.1. Strategic Tourism Site 1 – Reserve No.(s) 6089, 7885 & 21499 Marine Terrace, Busselton

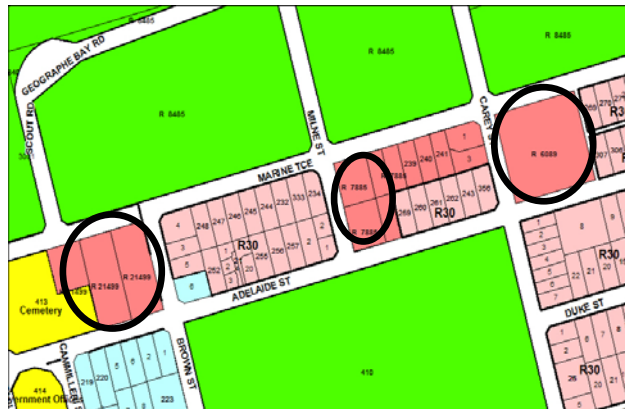
Total Area: 27384.26m². **Currently** Kookaburra Caravan Park. 66, 88 and 108 Marine Terrace, Busselton.

Description: The Kookaburra Caravan Park is owned by the City of Busselton, it is a uniquely located park and is just a 2 minute walk from the town centre, jetty, safe swimming beaches, hotel and local deli. The park consists of three individual areas offering 150 powered van sites and is well shaded. On-site accommodation and camping facilities are also available, with a campers' kitchen and undercover barbecue area in the park. The park offers all the usual caravan park facilities and services, is at capacity in peak season and is popular for repeat visitors. This site is considered a strategic tourism site also because of the important qualities of proximity to the town centre and jetty/and associated activity on the foreshore.

Current Land use: Caravan Park

TPS 20 Zoning: Tourist

Reference Documents: City of Busselton District Town Planning Scheme 20



Strategic Tourism Site Criteria

Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	-
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	-
Tourism Activities/Amenities	✓
Alternative Sites	-
Suitability	✓
Compatibility	✓
Size	✓

Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	*

Tourism Potential: The Caravan Park is unique for Busselton because of its proximity to the CBD, meaning that once visitors arrive they do not need to access this area or the foreshore and jetty by vehicle. It also provides a low cost accommodation option that allows for a diverse range of accommodation close to an iconic state tourist attraction. The Park is at capacity during peak season and there is potential to use the parks on the foreshore opposite the three sites as an overflow area for campers (although this opportunity is limited by use of that area for other purposes during peak tourist periods). Public amenities would need to be accessed at the Park or could be provided by a hire service for peak season.

Tourism Risks: Closure/Redevelopment of caravan parks within the City has had a serious impact on the supply of caravan park sites. Over the last few years the City has lost a total of 175 tourist sites, or 16.2% of the total tourist sites available within the City. Additionally 154 permanent residents have been required to find alternative accommodation. As Caravan parks are zoned 'Tourism' under the current Town Planning Scheme, they are permitted to be re-developed as long as that use is for tourism purposes. It is important that the City continue to operate this park and look at developing another City

owned caravan park somewhere in the City.

Guidelines: The unique locality of the three sites being in close proximity to the foreshore, jetty and CBD of Busselton make this caravan park of great significance and all steps should be taken to prevent redevelopment or sale.

- * Maintain for 100% tourist use as a caravan park and maintain a minimum of 50% of sites for visiting caravans with the balance for on site vans, cabins and chalets at the discretion of Council.
- * Investigate the opportunity to consolidate the Park and the potential to utilise part of the eastern end of the adjacent Recreation reserve (e.g. bounded by Geographe Street and Geographe Road, Marine Terrace and Ford Road). This portion of the Reserve is not actively used for most of the year and would provide the opportunity for a State owned and leased area for overflow caravan and camping and/or consolidation of Kookaburra Caravan Park.

Recommendation:

To be considered for inclusion in the 'Caravan Park' zone in accordance with Recommendation 3.5.

4.2. Strategic Tourism Site 2 – Lot No. 5 Bussell Highway, Broadwater

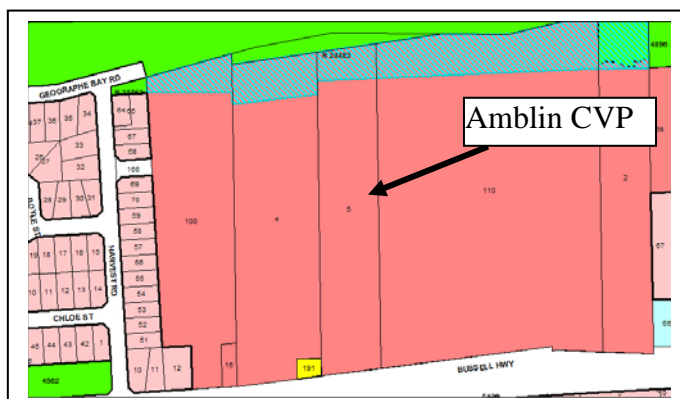
Total Area: 28424.55m². Currently Amblin Caravan Park. 583-585 Bussell Highway, Busselton.

Description: Amblin Caravan Park is located 6km west of the Busselton CBD. It consists of 10 self contained 2 bedroom units, 2 two bedroom units, 6 park cabin vans with ensuites, and 4 without ensuites. The park also has 130 powered van and tent sites. It has 3.5 hectares of grassed and peppermint tree shaded areas, which run from the highway to the beach offering direct beach access. The site retained a plentiful supply of peppermint trees which are the Western Ringtail Possums favourite habitat and food source. Amblin Caravan Park is owned by the Royal Australian Navy Central Canteens Board which is a registered not for profit organisation. The site is unique in that it has direct frontage to the coastline. Amblin Caravan Park is preparing a redevelopment proposal for submission to the City.

Current Land use: Tourist, Caravan Park

TPS 20 Zoning: Tourist

Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geographe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.



Tourism Potential: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geographe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand. It is important that the City expedite the development of new caravan parks to meet historical market demand.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	-
Competing land uses for same site	-
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	-
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	*

Tourism Risks: Closure/Redevelopment of caravan parks within the City has had a serious impact on the supply of caravan park sites. Over the last few years the City has lost a total of 175 tourist sites, or 16.2% of the total tourist sites available within the City. As caravan parks are zoned 'Tourism' under the current Town Planning Scheme, they are permitted to be re-developed as long as that use is for tourism purposes. Additionally 154 permanent residents have been required to find alternative accommodation.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

To be considered for inclusion in the 'Caravan Park' zone in accordance with Recommendation 3.5.

Under the 'Caravan Park' zone the maximum percentage of accommodation units available for unrestricted length of stay will be 15%, or existing number if greater proportion currently.

4.3. Strategic Tourism Site 3 – Lot No. 401 Caves Road, Siesta Park

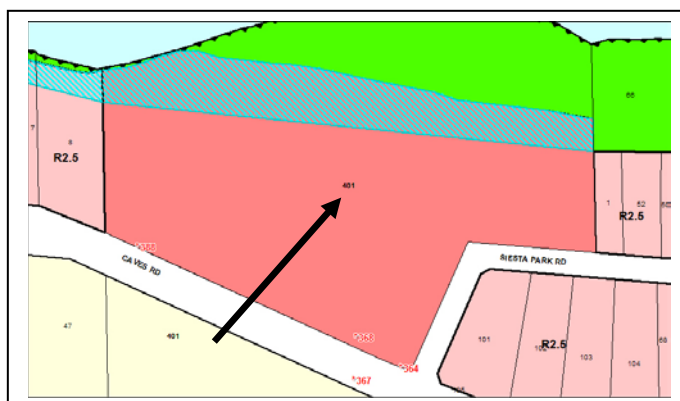
Total Area: 65,097.69m². Currently Siesta Park Holiday Resort. 368 Caves Road, Siesta Park.

Description: Siesta Park Holiday Resort was established in 1946 and is still owned and run by the original family. Siesta has developed a distinct character which is reflected in its casual atmosphere and natural spacious grounds. It is located along 400 metres of Geographe Bay and has large areas of parkland and trees flowing onto the beach. It provides a range of self contained accommodation from modest chalets to more modern brick villas. The park has retained a plentiful supply of peppermint trees which are the Western Ringtail Possums favourite habitat and food source. The property also has the natural attributes of being a relatively large site with direct frontage to the coastline.

There are four permanent residences on the property. One is a managers residence, one is the shop keepers residence, who independently operate the Siesta Park Gull service Station, and two are the proprietors residences. The Office of State Revenue has historically recognised the residential occupation of the property by the Tickle family as 14% of the property, which equates to more than 9000 square metres. The areas of residences are not used for tourism accommodation.

Current Land use: Tourist

TPS 20 Zoning: Tourist



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Reference Documents: City of Busselton District Town Planning Scheme 20. Geographe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.

Tourism Potential: Provides the opportunity to retain a very attractive and well located range of self contained chalet and villa style accommodation which appeals to middle income earners.

Tourism Risks: The loss of such a well located and well known Tourist Park would be considered very detrimental to the City. Moderately priced self contained accommodation is highly sought on the coast and moderately priced accommodation is becoming scarce.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

To be considered for inclusion in the 'Chalet Park' zone in accordance with Recommendation 3.5. Under the 'Chalet Park' zone there is no provision for accommodation units available for unrestricted length of stay. Site - specific provision, however, could recognise the existing residential uses.

4.4. Strategic Tourism Site 4 – Lot No. 110 Bussell Highway, Broadwater

Total Area: 106,339.8m². Currently Bayview Geopline Resort. 555 Bussell Highway, Broadwater.

Description: The Geopline Bayview Resort is located on 28 hectares of well treed foreshore land in the City. It offers accommodation in one, two and three bedroom villas as well as studio and executive villas and guest rooms. It has a cocktail bar, restaurant and indoor and outdoor pool and spa. It also offers tennis, squash, putting range, barbeques, volleyball, children's play ground, gymnasium and mini golf. The resort is considered of strategic tourism importance because of the size of the lot, which is under one title on the coast and zoned tourist. The site is unique in that it has direct frontage to the coastline. It also forms part of Local Tourism Precinct 3 – Resort Strip Busselton.

The site has proximity to a north facing beach, which allows sheltered beach activities all year round.

Current Land use: Resort

TPS 20 Zoning: Tourist



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	✗
Competing land uses for same site	✗
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	-
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Reference Documents: City of Busselton District Town Planning Scheme 20.

Tourism Potential: To improve and upgrade the Resort including its conference facilities.

Tourism Risks: Redevelopment of the resort should be discouraged unless it is for Resort purposes.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

Zone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 (b).

4.5. Strategic Tourism Site 5 – Reserve No. 32275 Bussell Highway, West Busselton

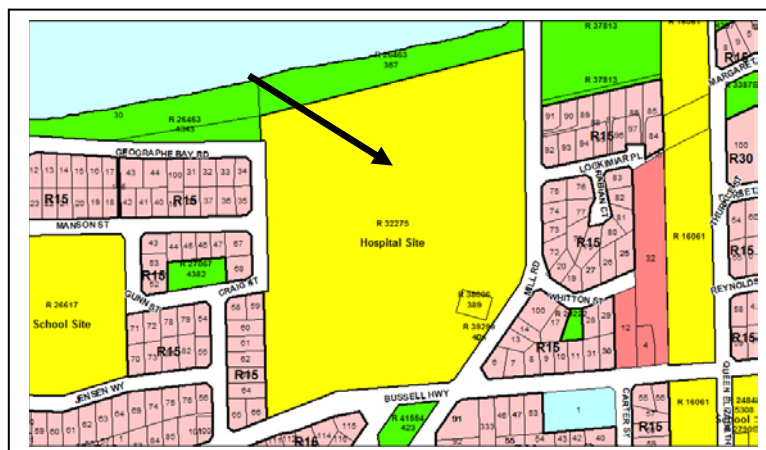
Total Area: 125,866 m². Currently Busselton District Hospital Site. 203 Bussell Highway, West Busselton.

Description: The Busselton Regional Hospital is located on Mill Road, three km west of the town centre. The hospital contains a 7 bed emergency department, radiology department, pathology centre and birthing suites. In October 2005, the Western Australian Government announced that Busselton would receive a new \$65 million hospital. The Hospital will be completed by around 2013 and will remove the need to travel to Bunbury or Perth for many medical services. On 6 September 2006 the government announced that the hospital will be constructed on a 4ha site in Vasse. The site is unique in that it is a large site and has direct frontage to the coastline.

Current Land Use: Hospital.

TPS 20 Zoning: Public Purposes R32275 (406) R38006 (389) R39299 (404)

Reference Documents: City of Busselton District Town Planning Scheme 20.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: The site has significant tourism potential because of its locality close to the Busselton CBD, foreshore and other attractions in the area as well as good access. Areas of the site are well treed and would be suitable for a caravan and camping ground. There is ample room for additional community and tourist attractions and uses.

Tourism Risks: If the site was sold as residential there would be substantial loss to the City as a site of this size and in this location could not be replaced within the City.

Guidelines:

Should this site become available for future development it will require an outline development plan to determine the preferred land use, zoning, design parameters and other relevant planning matters.

It would be preferable that for all future potential uses for this area, that existing trees be left as natural environment and habitat for the western ring tail possum and other fauna and bird life.

Recommendation:

The site is considered to have value for tourism purposes. Should it not be used for the purpose of a hospital then it is recommended that consideration be given to identification of portion of the site for low-key tourism development.

The development must protect the existing landscape values, primarily the parkland cleared Peppermint trees.

4.6. Strategic Tourism Site 6 – Lot No. 202 (Strata Lots 1-185) Bunker Bay Road, Naturaliste

Total Area: 150,776.03m². Currently Quay West Resort Bunker Bay. The Resort is located on Bunker Bay Rd (off Cape Naturaliste Road), Bunker Bay, bordered by Cape Naturaliste National Park and the Indian Ocean. Portion of Sussex Location 42 Bunker Bay Road, Naturaliste.

Description: The Quay West Resort has absolute beachfront to Bunker Bay and is protected by the Cape Naturaliste promontory. It is a five star, north facing resort with approximately 14 hectares of landscaped grounds and natural bush. The resort consists of 150 luxuriously appointed, villa style resort apartments as well as a restaurant, two tennis courts, 25m outdoor heated wet-edge swimming pool, gymnasium, games room, sunbathing deck and day spa 'The Spa at Bunker Bay'. The site has a high vantage point and excellent coastal views and access.

The resort has achieved State, National and international recognition in the short time since it began operating. The scenic and landscape attributes of the site are outstanding; the Resort in this setting is of State significance.

Current Land use: Tourist, Residential.

TPS 20 Zoning: Tourist, Additional Use (45).

Reference Documents: City of Busselton District Town Planning Scheme 20.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Tourism Potential: The resort advertises as being part of the Margaret River area with little reference to its location being within the boundaries of the City of Busselton. Negotiations with promoters could enhance the City's location and contribution to tourism.

The benefits of developing a less intrusive tourist development on a rural scale will provide a budget tourist accommodation option in Bunker Bay.

Tourism Risks: It is important that visual amenity be carefully considered in the approval of future development plans to ensure the resort maintains its international status as a destination of choice. The land the resort is currently using is at capacity and the amenity could be lost if the landscaping and natural bush were replaced with further apartments.

Guidelines:

Permanent residential occupation of up to a maximum of 15% of tourist units developed on the site or 30 units, whichever is the least is permitted. The 'Additional Use' zone protects the tourist component of the development. To be dealt with as AA uses under the Scheme.

Recommendation:

Zone 'Tourist B', with special provisions reflecting the existing additional use designation which allows limited unrestricted stay units.

4.7. Strategic Tourism Site 7 – Lot No. 4567 Valley Road, Yallingup

Total Area: 14,411.2m². Currently Yallingup Beach Holiday Park. Valley Road, Yallingup

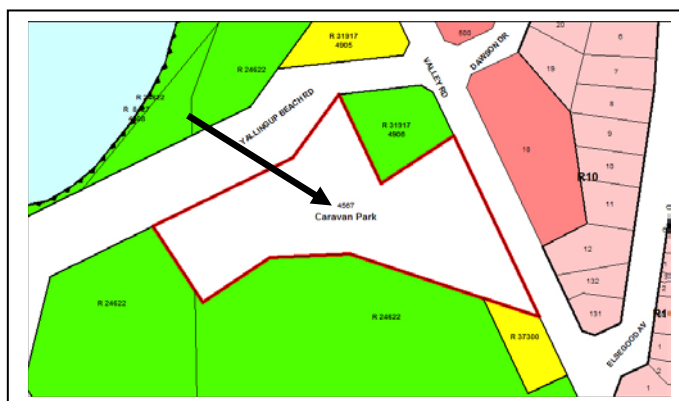
Description: The Yallingup Beach Holiday Park is situated on Crown Land and has an idyllic waterfront location with spectacular views over Yallingup Bay. Directly opposite the park is a safe swimming lagoon and an excellent fishing beach plus the world famous Yallingup surf break. The park contains 92 short stay sites including 38 cabins and 44 caravan and tent sites. The park accommodates couples, families and is also used by surfers searching for the perfect wave and fishermen who, in May and June, fish for the salmon which make their spawning run along this section of the coast. On site accommodation includes quality ensuited cabins and standard cabins plus plenty of well grassed van and tent sites.

Current Land use: Caravan Park,

TPS 20 Zoning: Special Purpose Caravan Park

Reference Documents: City of Busselton District Town Planning Scheme 20. Yallingup Special Area Character Policy. City of Busselton Environment Strategy.

Tourism Potential: The location of this caravan park is unique on the Cape, central to many of the local attractions and caters to the budget traveller. Expansions have recently



been undertaken but land availability restricts further growth of the park without creating overcrowding.

Tourism Risks: Much resort, apartment and unit development is being undertaken in the small community and should the caravan park be redeveloped it would mean that a large portion of the current tourism market would not be catered to and visitation would drop resulting in reduced economic flow on to the town and surrounds.

Guidelines:

The site is zoned 'Special Purpose – Caravan Park', therefore there is no reason to rezone it to protect it as the current zone is more restrictive than the possible zoning of the site to 'Caravan Park' zone.

The range of additional uses permitted on this site should include a restaurant, café or kiosk type development catering to the needs of both locals and visitors. The scale of the development will need to consider the visual amenity and should complement the site and surroundings.

Retain the current ratio of vacant caravan and camping sites as well as chalets and cabins.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✗
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Recommendation:

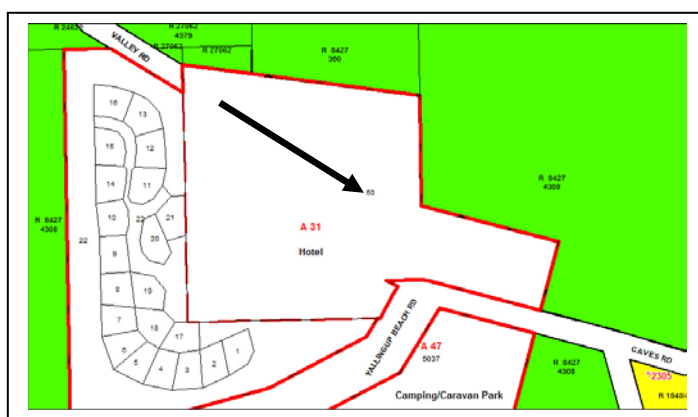
Retain existing 'Special purpose – Caravan Park' zoning.

4.8. Strategic Tourism Site 8 – Lot No. 50 (Strata Lots 1-38) Yallingup Beach Road, Yallingup

Total Area: 46,859.04m². Currently Caves House. 18 Yallingup Beach Road Yallingup. Sussex Location 4421 and 4422, North side of Yallingup Beach Road, only being Caves House and its immediate surrounds as zoned Special Purpose – Hotel.

Description: Caves House is a collection of buildings comprising two timber-framed main buildings constructed in 1912 in the Federation Filigree and Federation Bungalow styles respectively, and the hotel constructed of brick and tile in 1938-39 in the Inter-War Old English style, together with a range of supporting function buildings, set in a culturally modified landscape. Set amongst 4.5 hectares of beautiful gardens with ocean views, this 1930's art deco hotel has been restored to its former elegance and charm. Caves House has cultural heritage significance and a longstanding history for West Australians and for social and cultural reasons alone should be considered of State Significance.

Caves house was recently purchased by the Seashells group and significant redevelopment is underway in the area surrounding the original Caves House, which has been refurbished. There have not been any major changes to the facade of Caves House and existing surrounding buildings. Internal restoration and the design of new buildings and external colours and materials have been in accordance with the recommendations of the Heritage Council of WA and to the satisfaction of the City of Busselton. The site occupies approximately 4.685 hectares.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✗
Sustainability	✓
Built Heritage Issues	✓
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Current Land use: Hotel, Restaurant, Tourist, Accommodation.

TPS 20 Zoning: Special Purpose Hotel.

Reference Documents: City of Busselton District Town Planning Scheme 20. Yallingup Special Area Character Policy. Heritage Conservation Policy. Heritage Special Character Policy.

Tourism Potential: The Strata Titled apartments developed at the location will offer new accommodation to visitors. It will also increase the patronage of the Caves House tavern and restaurant. Increased tourist accommodation will also increase patronage of other local services and activities and the economy of Yallingup in general. Caves House has a history as a romantic wedding venue and it will be important to continue to promote this tradition.

Tourism Risks: Caves House should continue to be available to the general public as it has a long and sentimental history for West Australians. Careful consideration of access and amenity to visitors is needed.

Guidelines:

Caves House is Heritage Listed and it is important that the look and feel of the original buildings be preserved and available for visitors who are not staying at the Seashells Caves House Resort.

Retain the current public pedestrian access through caves house property.

Location 4422 adjacent to Caves House is zoned 'Special Purpose A47' for Chalet Development allowing up to 10% of the site to be developed in accordance with a Guide Plan encouraging caravan and camping use. This forms part of the tourist node and should retain its present zoning and development controls.

Recommendation:

Retain the existing 'Special Purpose – Hotel' zone.

4.9. Strategic Tourism Site 9 – Lot No. 5037 Yallingup Beach Road, Yallingup

Total Area: 33,966.99m². Currently Caves House Caravan Park. Caves Road Yallingup. Sussex Location 4421 and 4422, North side of Yallingup Beach Road,

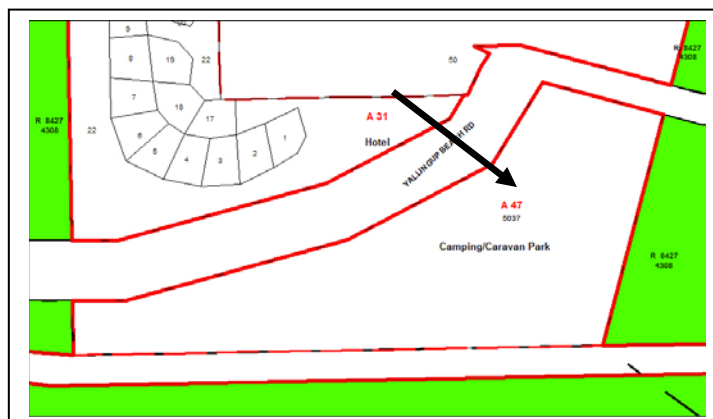
Description: The caravan park is opposite historic Caves House and is surrounded by national park as well as being in walking distance to famous surf beaches. It has good facilities such as tennis courts, shops and a post office. Other features are a games/TV room, laundry facilities and playground. 27 powered ensuite sites, 10 self contained chalets, 3 onsite vans, 3 cabins & camping grounds.

The park has an abundance of shady trees & wildlife as well as being in close proximity to wineries in the Margaret River region & caves.

Current Land Use: Caravan Park

TPS 20 Zoning: City of Busselton District Town Planning Scheme 20. "Additional Use 47". Yallingup Special Area Character Policy. Heritage Conservation Policy. Heritage Special Character Policy.

Reference Documents: City of Busselton District Town Planning Scheme 20



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks including one on the coast at Yallingup and the Caves House location. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand. It is important that the City expedite the development of new caravan parks to meet historical market demand.

Tourism Risks: It is important that public access through the Caves House site be retained. Please Refer to section 6.3.3 – risks – Other Bussell Highway Caravan Parks.

Guidelines:

The unique locality of the site being in close proximity to coast, Heritage listed Caves House as well as being one of only two caravan parks in Yallingup make this caravan park of potential state significance and all steps should be taken to prevent redevelopment or sale.

Maintain for 100% tourist use as a caravan park and maintain a minimum of 50% of sites for visiting caravans with the balance for on site vans, cabins and chalets at the discretion of Council.

Recommendation:

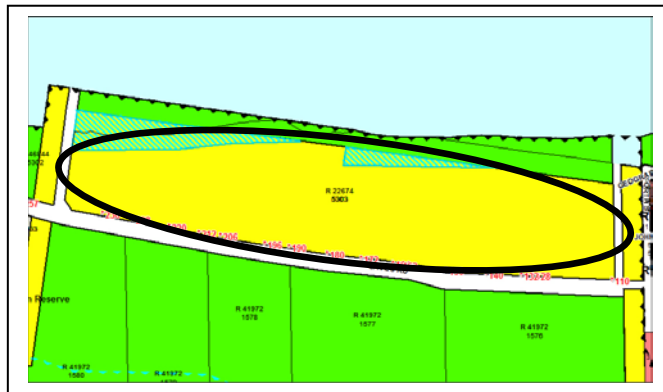
Retain existing 'Additional Use 47' zone.

4.10. Strategic Tourism Site 10 - Lot No. 5303 Caves Road, Siesta Park

Total Area: 375,271.62m². **Currently** Locke Estate. 110-236 Caves Road, Siesta Park. - Class 'A' Reserve No. 22674

Description: The Locke Estate is a series of 17 recreational campsites situated along Caves Road, Busselton, on a Crown reserve. The A class reserve is vested in the City of Busselton; Class A offers the greatest degree of protection for reserved lands. The A classification is used solely to protect areas of high conservation or high community value. The campsites are leased to a number of church and community groups and these 50 year leases are due to expire in 2011. The sites provides a valuable service to youth, elderly and disadvantaged groups and has played an important part in the lives of many West Australians over several decades.

Locke Estate comprises some important remnant vegetation and provides one of the last stands of peppermint woodland. It is a habitat for the endangered Western Ringtail Possum. The Locke Estate foreshore and beaches are a valuable recreational asset; however, there has historically been a loss of amenity due to coastal erosion and the recession of the vegetation line. This has impacted on some campsite infrastructure. A separate study is being undertaken by Connell Wagner (Consultants) to examine efficient use of land leases located along the Busselton coast in the Locke Estate. These sites are potentially of State Significance in view of their unique location and attributes.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Current Land use: Holiday, camping grounds.

TPS 20 Zoning: Crown Reserve

Reference Documents: Locke Estate Investigation of Beach Stabilisation (Dec 2004). City of Busselton District Town Planning Scheme 20

Tourism Potential: There is substantial tourism potential for this area of unique coast line and if at all possible this should include keeping a section of the land as a caravan park for general community and public. Separate study is being undertaken that will detail further findings when it is released later in 2009 and will guide the future zoning of the Scheme.

Tourism Risks: The foreshore and beaches are a valuable recreational asset for the leaseholders. Coastal erosion in this area has been threatening the adjacent camp infrastructure and decreasing the beach amenity for some years. There are continuing risks to this asset and to the infrastructure behind it because of ongoing coastal erosion and will need to be closely assessed in any future plans for the site.

Recommendation:

Await the outcome of the current Study on the future of this area, however the preferred uses should consider the following:

- maintaining Crown ownership of the land;
- ensuring the use is aimed at lower cost budget accommodation, family accommodation and facilities for social, charitable, service and other groups;
- set aside at least one site (area to be determined) for 'Caravan Park' zone if it does not remain Reserve; and
- zone the land in a manner which reflects the agreed use.

4.11. Strategic Tourism Site 11 – Lot No.(s) 41 & 42 Geographe Bay Road, Quindalup

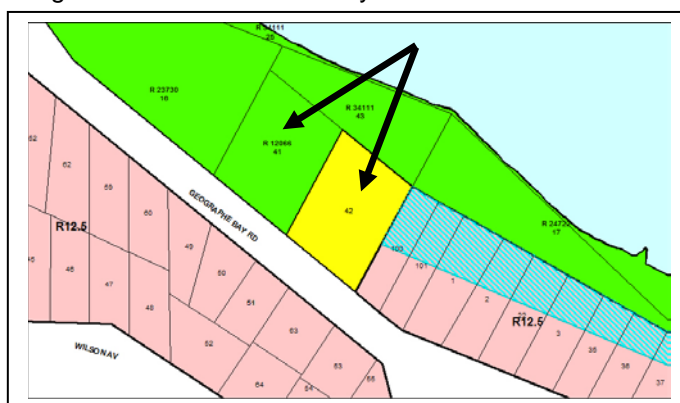
Total Area: 5,875m². **Currently** Dunsborough Beach House YHA. 201-205 Geographe Bay Road, Quindalup.

Description: The Dunsborough Beach House is a Youth Hostel located on one acre of secluded beachfront land overlooking Geographe Bay 3km from the centre of the town of Dunsborough in the area of Quindalup. Facilities include a fully equipped kitchen, TV lounge, pool table and Internet access. It is recommended that the use of the site as a Youth Hostel be continued and supported as it has historic/social values and provides for low budget accommodation bringing international guests. Its location directly on the coast is considered unique and of State significance.

Current Land use: Backpackers Lodge

TPS 20 Zoning: Reserve for Public Purposes, Reserve for Recreation.

Reference Documents: Quindalup Special Character Area Policy. City of Busselton District Town Planning Scheme 20. Geographe Bay foreshore Management Plan.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	✓
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	-
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Tourism Potential: The holiday makers and travellers using the Youth Hostel and the general appearance of Youth Hostel are important to the character of the Quindalup Strip and to the City of Busselton accommodation diversity. The major attraction of the hostel is its location and the area's informality, which creates a relaxed atmosphere and provides lower budget accommodation. The hostel has been around for many years and boaties use the three large pine trees on the property as a land mark.

Tourism Risks: This type of budget accommodation located directly on the coast within the City of Busselton is in short supply. Should the Youth Hostel be rezoned or re developed the City will lose some of its diversity of accommodation supply. Many travellers require budget accommodation and the Quindalup Youth Hostel is located in a prime location that showcases the City's attributes to these visitors.

Recommendation:

Retain existing 'Special Purpose' and 'Reserve for Recreation' designation.

4.12. Strategic Tourism Site 12 – Lot No. 9037 Caves Road (Formerly Lots 9034(1) Caves Road and 9034(2) Clubhouse Drive), Dunsborough

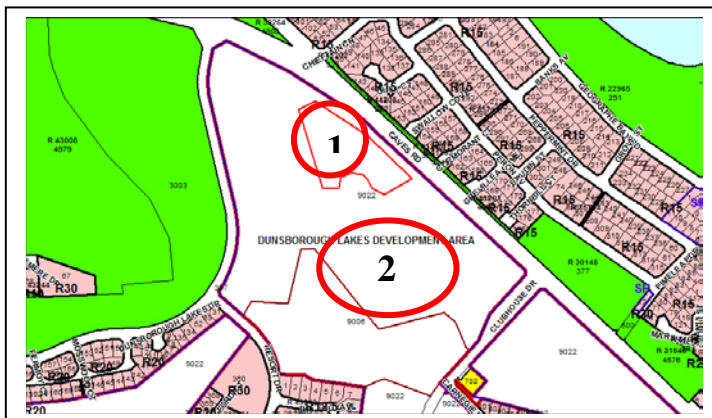
Total Area: (1) 19,174.09m² (2) 61,623.6m².

Currently Undeveloped land. Bounded by Commonage, Dunsborough Lake Drive and Caves Road Dunsborough.

Description: The Dunsborough Lakes Resort proposed development plan comprises of a residential estate, 18 hole championship golf course, service industry, tavern bistro, 12 acre feature lake and tourist areas. The site is close to existing playing fields, a recreation centre and proposed primary school site.

The Enterprise Park section of the development offers a range of blocks for commercial, showroom/retail, research and home based businesses. The residential section of the development offers a range of low and medium density lots in a professionally landscaped area.

The tourist zoned land on Clubhouse Drive (Map site 2) is to incorporate a clubhouse, tavern and tourist village. It is proposed that the tourist zoned land on Caves Road be developed for low density single storey tourist accommodation including ancillary administration and recreation facilities.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	-
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	-
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Current Land use: Sites both Undeveloped.

TPS 20 Zoning: 'Special Purpose'

Reference Documents: City of Busselton District Town Planning Scheme 20. Dunsborough Lakes Development Guide Plan.

Tourism Potential: There is potential to site a tourism resort in this development. Its location on the entry to Dunsborough and approximately 500m to the coast is of strategic importance for a tourist site. Local amenity and landscaping is of a high standard and the site has good access to the CBD and tourist attractions in the area.

Tourism Risks: Development of a less dense one storey tourist development on site 1 may reduce the accommodation prospect for larger numbers of tourists to Dunsborough and therefore reduce the flow on benefits to the City's economy.

Guidelines:

Development shall be in accordance with the approved Development Guide Plan and Schedule 7 in DTPS 20.

Recommendation:

- Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b.
- Support consolidation of two portions of this site to the southern area fronting Clubhouse Road.

4.13. Strategic Tourism Site 13 - Lot No. 38 Marine Terrace, Geographe

Total Area: 17231.84m². **Currently** Busselton Beach Resort. 393 Marine Terrace, Geographe.

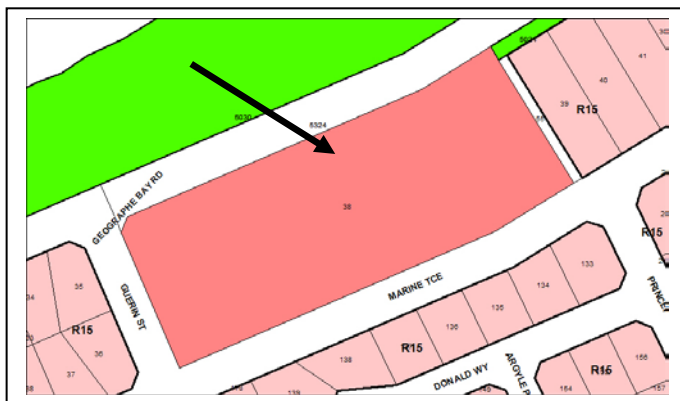
Description: Busselton Beach Resort is a large scale quality development located on 1.7 ha with direct access to the beach (no road between beach and resort). The grounds include open lawn areas with shady peppermint trees and gardens. The resort consists of 32 two and three bedroom self-contained units which include a full kitchen, crockery, cutlery and glassware etc. There is a function room, adult lounge, tennis, squash, bowls, sauna and spa, exercise equipment, cycle riding, games room, golf and swimming pool.

The Resort is a time share property and the title deed of the Resort property is held by a securities company until the year 2023 and the property is totally unencumbered.

Current Land use: Tourist Resort

TPS 20 Zoning: Tourist

Reference Documents: City of Busselton District Town Planning Scheme 20.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: This site is fully developed with self-contained family orientated units, which should be retained for tourism purposes. It would be difficult to replace this facility in such a location.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation and having the resorts separated from the local caravan and camping sites is acceptable. The resort land should not be rezoned as it is preferred to retain its tourism zoning to ensure the diversity of accommodation remains available and in coastal locations within the City.

At times there is an odour present from a build-up of seaweed on a nearby beach.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

While there is no reason to change the present use on its own it would not be irreplaceable as other existing sites, although zoned residential, are available. Redevelopment of the resort should be discouraged unless it is for resort purposes.

Recommendation:

Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b.

4.14. Strategic Tourism Site 14 – Lot No.(s) 10 & 11 Peel Terrace, Busselton

Total Area: 4.375ha. **Currently** Busselton Holiday Village. 118 Peel Terrace, Busselton.

Description: Busselton Holiday Village is located within walking distance to the Busselton CBD, Jetty and swimming beach. It offers a guest house, affordable park homes and shady lawned areas for caravans and camping. It is predominately occupied by mobile homes at present that are largely occupied by permanent residents. It has approximately 20 sites available for on site vans or tents, and offers camper kitchen, barbeques, heated pool and playground. It is unique in its proximity to the CBD and foreshore. The Village is well maintained with shady trees and good access.

Current Land use: Tourist Park

TPS 20 Zoning: Tourist

Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geoplane Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: The Village is currently used for mainly long stay accommodation in on site and chalets. The site has a central location and good access and walkability to the CBD. It is not as close to the beach as many of the other caravan parks and camping grounds in the City.

Given the predominant use of the site is for cabins and chalets and the demand for this type of accommodation on this site, this is recommended as an appropriate use.

Tourism Risks: The high demand for low cost permanent accommodation with the City has been an opportunity for the site to take in long stay residents. The City will need to determine if it is a tourist use/residential use or both. Should the City decide to enforce the current 'Tourist' zoning, it may be difficult to return to tourist use, although it would be in demand. The loss of any tourist accommodation is discouraged within the City. No permanent residential accommodation to be permitted.

Recommendation:

To be considered for inclusion in the 'Chalet Park' zone in accordance with Recommendation 3.5. Under the 'Chalet Park' zone there is no provision for accommodation units available for unrestricted length of stay.

4.15. Strategic Tourism Site 15 – Lot No.(s) 1& 5 Bussell Highway, West Busselton

Total Area: 14,284.23m². **Currently** Beachlands Holiday & Caravan Park. 10-16 Earnshaw Rd, West Busselton.

Description: Beachlands Holiday and Caravan Park is located close to the coast with good beach access and has a parkland setting offering powered, shady, grassed camp sites or caravan sites with private ensuite facilities. It also offers luxury Spa Villas, 1 and 2 bedroom chalets and deluxe ensuite cabins, self-contained accommodation with luxurious features. There are approximately 31 villas, chalets and cabins on the site and 44 tent and caravan sites. Other facilities include an adventure playground, giant jumping pillow and solar heated pool.

Current Land use: Tourist

TPS 20 Zoning: Tourist



Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geopraphe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.

Tourism Potential: This site provides the opportunity to retain a very attractive and well located mixed use tourism operation which has a range of accommodation options from low cost to luxury accommodation.

Tourism Risks: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geopraphe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Recommendation:

To be considered for inclusion in the 'Caravan Park' zone in accordance with Recommendation 3.5. Under the 'Caravan Park' zone the maximum percentage of accommodation units available for unrestricted length of stay will be 15%, or existing number if greater proportion currently.

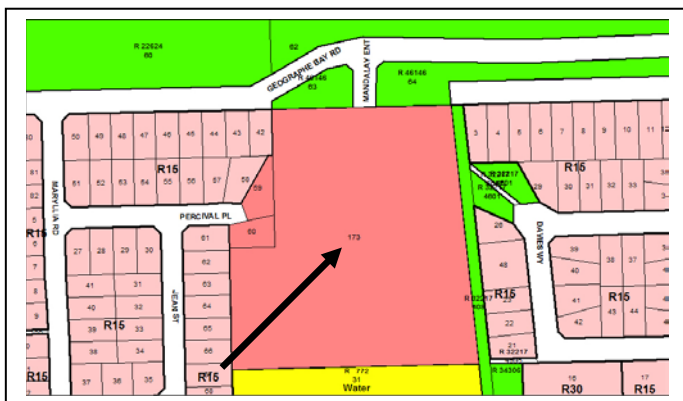
4.16. Strategic Tourism Site 16 – Lot No. 173 Geopraphe Bay Road, Broadwater

Total Area: 42,467.9m². **Currently** Mandalay Holiday Resort and Tourist Park. 652 Geopraphe Bay Road, Broadwater.

Description: Mandalay Tourist Park is located 4km from the Busselton CBD. The site offers a mix of budget to luxury accommodation including 54 self-contained two and three bedroom chalets, two storey apartment style luxury spa villas overlooking the beach, beach cottages, ensuite cabins and 120 level shady sites for caravans, camping, motor homes, RV's and tents (including 24 deluxe ensuited sites). The Park incorporates a heated indoor pool with shallow beach, outdoor solar heated pool, playgrounds, barbeques, campers' kitchen and games room. All sites are powered and the park offers good access to the adjacent beach. The site is unique in that it has direct frontage to the coastline.

Current Land use: Tourist

TPS 20 Zoning: Tourist



Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geopraphe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: This site provides the opportunity to retain a very attractive and well located mixed use tourism operation which has a range of accommodation options from low cost to luxury accommodation.

Tourism Risks: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geopraphe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand.

The loss of such a well located and well known Tourist Park would be considered very detrimental to the City.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

To be considered for inclusion in the 'Caravan Park' zone in accordance with Recommendation 3.5. Under the 'Caravan Park' zone the maximum percentage of accommodation units available for unrestricted length of stay will be 15%, or existing number if greater proportion currently.

4.17. Strategic Tourism Site 17 – Lot No. 13 Bussell Highway, Broadwater

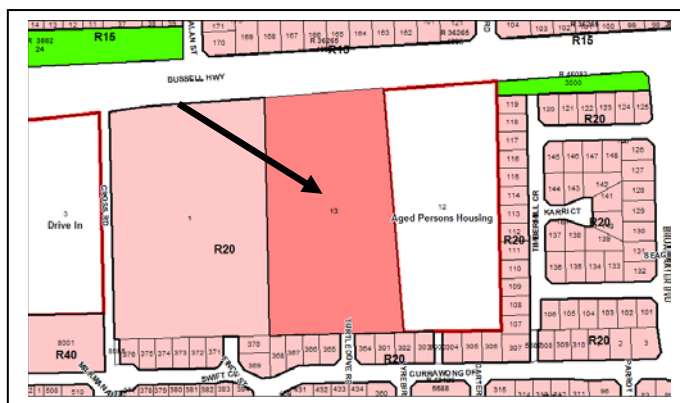
Total Area: 31,041.82m². **Currently** Lazy Days Caravan Park. 452Bussell Highway, Broadwater.

Description: Lazy Days Caravan Park is located on the east side of Bussell Highway away from coast. The site contains 96 short stay sites, 52 of which are available for caravans and tents. The site offers studio apartments, 1 and 2 bedroom cabins and caravan and camp sites at budget prices. The site is not unique in any way and similar land, although not zoned Tourist, is nearby. The park has retained a plentiful supply of peppermint trees which are the Western Ringtail Possums favourite habitat and food source.

Current Land use: Tourist

TPS 20 Zoning: Tourist

Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geoplane Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: All existing caravan parks combine to provide for an important and growing sector of the tourist industry. Investigate options to encourage and support their ongoing use without unacceptable economic outcomes for private landowners. Also look at options in respect to retaining tourist use rather than seeking to sell or develop for group or single residential use.

Whilst the Lazy Days Caravan Park is a valued site for a caravan park, it is not considered to represent a unique location or site for this purpose, particularly given that similar land is undeveloped on the southern side of Bussell Highway which could replace this site if its use changed.

Tourism Risks: Caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand.

The loss of such a well located and well known Tourist Park would be considered very detrimental to the City.

Guidelines:

Continue manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

To be considered for inclusion in the 'Caravan Park' zone in accordance with Recommendation 3.5. Under the 'Caravan Park' zone the maximum percentage of accommodation units available for unrestricted length of stay will be 15%, or existing number if greater proportion currently.

4.18. Strategic Tourism Site 18 - Lot No. 33 Caves Road, Marybrook

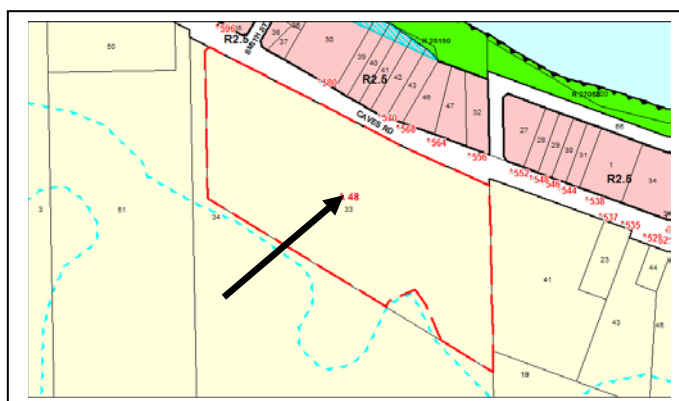
Total Area: 86,010.25m². **Currently** Four Seasons Holiday Resort. 585 Caves Road, Marybrook.

Description: Four Seasons Holiday Resort is set on 8.6 hectares of land 200 metres from Geographe Bay. The park is well treed providing ample shade and also has large open grassed areas. There are many peppermint trees on the property providing habitat for the Ring Tailed possum. Accommodation consists of cottages, onsite vans, powered and unpowered sites for camping. Facilities include a playground, recreation room, barbeques, campers kitchen and shop.

Current Land use: Tourist

TPS 20 Zoning: Additional Use 48 and Agriculture

Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geographe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: All existing caravan parks combine to provide for an important and growing sector of the tourist industry. Investigate options to encourage and support their ongoing use without unacceptable economic outcomes for private landowners. Also look at options in respect to retaining tourist use rather than seeking to sell or develop for group or single residential use.

Tourism Risks: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geographe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand.

The loss of such a well located and well known Tourist Park would be considered very detrimental to the City.

Guidelines:

Retain current 'Additional Use 48' and 'Agriculture' zone.

Continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

Retain existing 'Additional Use 48' zoning.

4.19. Strategic Tourism Site 19 – Lot No. 55 Norman Road, Broadwater

Total Area: 16,869m². **Currently** Sandy Bay Beach Front Holiday Resort. 12 Norman Road, Broadwater.

Description: Sandy Bay is a quiet, shady, grassed beachfront park located 4.5km west of Busselton town centre with parkland setting offering cabins, chalets and shady, grassed, powered and non-powered camping areas available all year round, with good access to beach. There are many peppermint trees on the property providing habitat for the Ring Tailed possum.

Current Land use: Tourist

TPS 20 Zoning: Tourist

Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geographe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: Provides the opportunity to retain a very attractive and well located mixed use tourism operation which has a range of accommodation options from low cost to luxury accommodation.

Tourism Risks: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geographe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand.

Investigate options to encourage and support the parks ongoing use without unacceptable economic outcomes for private landowners. Also look at options in respect to retaining tourist use rather than seeking to sell or develop for group or single residential use.

May form part of Precinct incorporating adjacent tourist uses.

Guidelines:

Continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

To be considered for inclusion in the 'Chalet Park' zone in accordance with Recommendation 3.5. Under the 'Chalet Park' zone there is no provision for accommodation units available for unrestricted length of stay.

4.20. Strategic Tourism Site 20 – Lot No. 100 (Formerly Lots 4, 12, 32) Bussell Highway, West Busselton

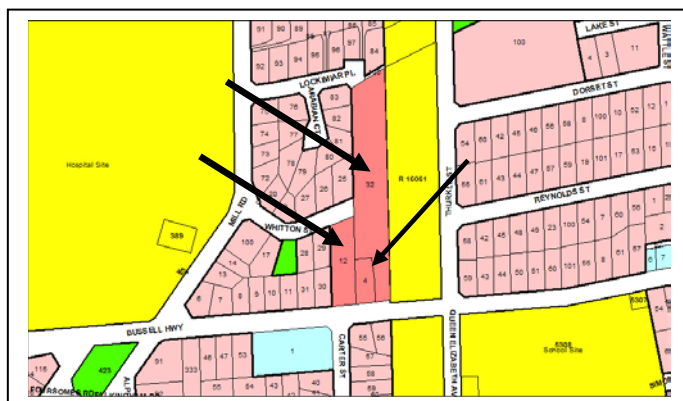
Total Area: 13344m². **Currently** Busselton Villas and Caravan Park.

Description: Busselton Villas and Caravan Park is located on Geographe Bay within 1.2km of the CBD with nearby beach access. It incorporates 23 fully self contained Villa's, which accommodate from 2 to 7 people as well as caravan and camping sites. The grounds are well maintained with grassed areas and shaded sites. The park has retained a plentiful supply of peppermint trees which are the Western Ringtail Possums favourite habitat and food source.

Current Land use: Tourist, Caravan Park

TPS 20 Zoning: Tourist

Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geographe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	-
Competing land uses for same site	-
Accessibility	✓
Uniqueness	
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	-
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Tourism Potential: This site provides the opportunity to retain a well located mixed use tourism operation which has a range of accommodation options from villas to caravan and camping sites.

Tourism Risks: Caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on and near the calm waters of Geographe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is a need to preserve the existing caravan park and camping sites within the City.

Guidelines:

Maintain and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

To be considered for inclusion in the 'Chalet Park' zone in accordance with Recommendation 3.5. Under the 'Chalet Park' zone there is no provision for accommodation units available for unrestricted length of stay.

4.21. Strategic Tourism Site 21 – Lot No. 64 (Strata Lots 1-143) Bussell Highway, Broadwater

Total Area: 42,632.53m². **Currently** Geopraphe Bay Holiday Park. 535 Bussell Highway, Broadwater.

Description: Geopraphe Bay Holiday Park is situated six and a half kilometres west of Busselton on the beachfront and offers 2 and 3 bedroom park homes, park cabins and caravan ensuite sites. It is located opposite a shopping centre, food hall, restaurant and Bar. It offers a large, solar heated swimming pool, toddlers pool, large playground, two tennis courts and barbeques. The Park is not significantly treed and is quite dense in layout, however the site is unique in that it has direct access to the coastline.

Current Land use: Tourist

TPS 20 Zoning: Tourist

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗



Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geopraphe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.

Tourism Potential: This site provides the opportunity to retain a very attractive and well located mixed use tourism operation which has a range of accommodation options from low cost to luxury accommodation.

Tourism Risks: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geopraphe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand.

Recommendation:

To be considered for inclusion in the 'Chalet Park' zone in accordance with Recommendation 3.5. Under the 'Chalet Park' zone there is no provision for accommodation units available for unrestricted length of stay.

4.22. Strategic Tourism Site 22 – Lot No. 3 Caves Road, Abbey

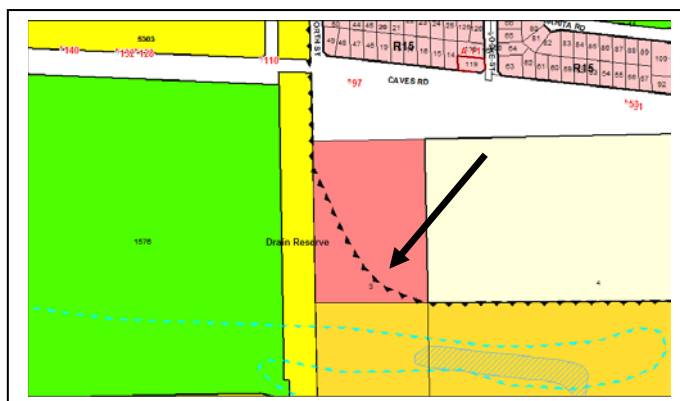
Total Area: 43,767.04m². **Currently** Peppermint Park Eco Village. 97 Caves Road, Abbey.

Description: Peppermint Park Eco Village is situated on 4.3 hectares of land in a natural bushland setting and the park borders the Locke Nature Reserve. It offers studio apartments and 1 and 2 bedroom cabins as well as caravan and camping sites. It is located within 300 metres of the beach. The park has retained a plentiful supply of peppermint trees which are the Western Ringtail Possums favourite habitat and food source.

Current Land use: Tourist

TPS 20 Zoning: Tourist

Reference Documents: Understanding the Caravan Park Industry In WA. City of Busselton District Town Planning Scheme 20. Geopraphe Bay Foreshore Management Plan. City of Busselton Urban Growth Strategy. Broadwater Foreshore Management Plan.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Tourism Potential: This site provides the opportunity to retain a very attractive and well located mixed use tourism operation which has a range of accommodation options from low cost to luxury accommodation.

Tourism Risks: Coastal caravan parks are a desired accommodation choice for many visitors throughout Australia and the City of Busselton is renowned for its provision of caravan parks on the calm waters of Geopraphe Bay. As some of the caravan parks within the City have already redeveloped and others are planning to, there is potential for another one or two coastal caravan parks within the City to meet the growing demand.

The loss of such a well located and well known Tourist Park would be considered very detrimental to the City.

Guidelines:

Continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

To be considered for inclusion in the 'Caravan Park' zone in accordance with Recommendation 3.5. Under the 'Caravan Park' zone the maximum percentage of accommodation units available for unrestricted length of stay will be 15%, or existing number if greater proportion currently.

4.23. Strategic Tourism Site 23 – Lot No. 1 (Strata Lots 1-15) Caves Road, Marybrook

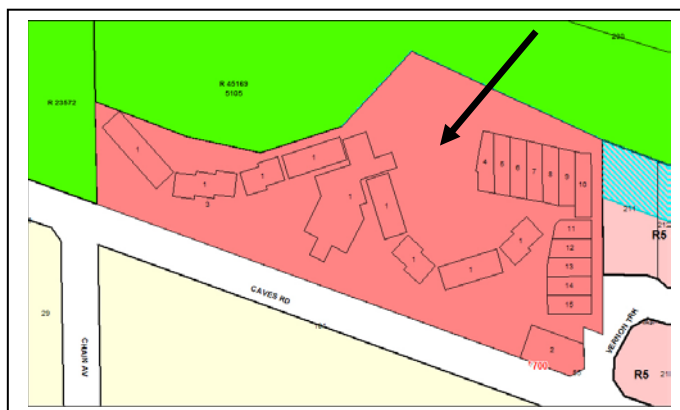
Total Area: 26,386.94m². **Currently** Wyndham Vacation Resort and Spa. 700 Caves Road, Marybrook.

Description: Located between Busselton and Dunsborough, the Broadwater Resort and Spa Resort offers luxury accommodation with direct frontage onto the beachfront. The resort offers 100 air-conditioned Deluxe King Rooms and fully equipped 2 bedroom Executive Apartments some with a spa, restaurant, function and conference facilities. Facilities also include a 25m swimming pool, a day spa, a gym, tennis courts, a putting green, a business centre. The block is quite narrow and borders a main road and although it has direct coastline access there is a large coastal setback. The grounds are well maintained with a good supply of Peppermint Trees.

Current Land use: Tourist Resort

TPS 20 Zoning: Tourist

Reference Documents: City of Busselton District Town Planning Scheme 20.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Tourism Potential: The resort is essential in the diverse mix of accommodation offered within the City. Four star luxury accommodation has its own market and this site plays an important part in catering to that market.

Tourism Risks: Redevelopment of the resort should be discouraged unless it is for Resort purposes to ensure a diverse range of accommodation remains available.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

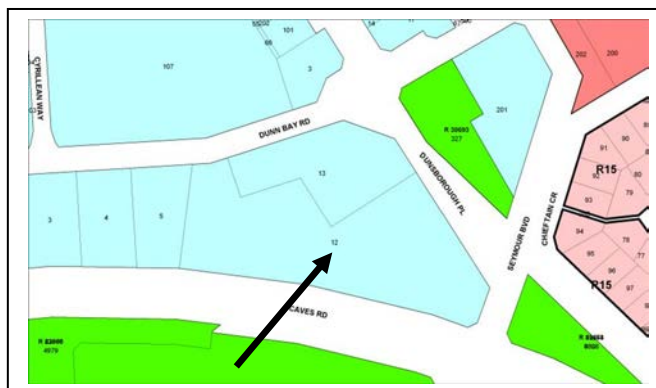
Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b.

4.24. Strategic Tourism Site 24 – Lot No. 12 (Strata Lots 1-60) Dunn Bay Road, Dunsborough

Total Area: 3,358.31m². **Currently** Best Western Dunsborough Motel. 48-50 Dunn Bay Road Dunsborough

Description: Dunsborough Motel is located in the town centre of Dunsborough in a garden setting within 250 of the beach and close to all facilities and services. It offers 48 Motel style rooms, some with kitchenettes and spas as well as an outdoor pool and BBQ area. The central location is considered important and unique in the townsite. The site is not an important habitat for the Ring Tailed possum.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x



Current Land use: Tourist Motel

TPS 20 Zoning: Business

Reference Documents: City of Busselton District Town Planning Scheme 20.

Tourism Potential: The location of the Motel within the centre of the town of Dunsborough is ideal for tourists to prevent unnecessary vehicle usage. The Motel is essential in the diverse mix of accommodation offered within the City and in particular Dunsborough.

Tourism Risks: As this is the only Motel accommodation provided within Dunsborough it is important to retain. Loss of the Motel would isolate the sector of the market that prefers this type of accommodation.

Recommendation:

Include in 'Special Purpose' zone to allow for the full range of uses permissible in the 'Business' and 'Tourist' zones, but requiring a minimum tourist accommodation component and hotel/bar or other public, social space as part of any redevelopment.

4.25. Strategic Tourism Site 25 – Lot No. 500 (Strata Lots 1-24) Valley Road, Yallingup

Total Area: 6,881.14m². **Currently** Surfside – Commercial Short Stay Accommodation.6 Dawson Drive Yallingup.

Description: The demolition of the old Surfside buildings in Yallingup commenced in June 2006 to make way for the \$6 million new construction of eight two-storey townhouses, plus retail and restaurant facilities The project was completed in 2008. The previous retail development on the site had a history as a focal point for settlement and tourism of the area.

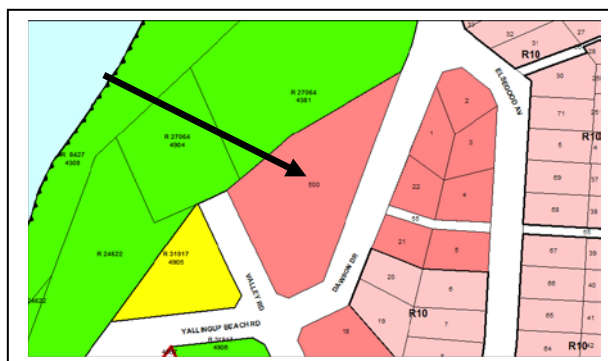
Current Land use: Residential units for short term rental under construction

TPS 20 Zoning: Tourism

Reference Documents: City of Busselton District Town Planning Scheme 20. Yallingup Special Area Character Policy. Heritage Conservation Policy. Heritage Special Character Policy.

Tourism Potential: The completion of this development will provide self-contained units and a small retail component with views to the Yallingup surf break in an almost unique location with direct access to the coastal reserve and beach.

Tourism Risks: It is important for the City that the town houses do not become privately owned for non-time limited residential use, but remain available for tourism.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✗
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

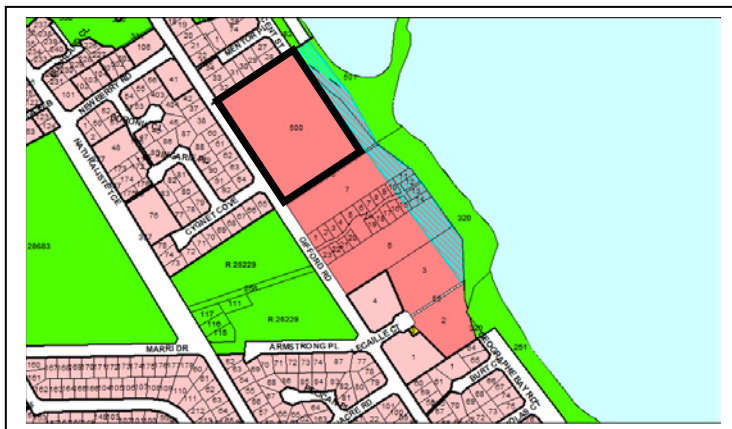
Recommendation:

Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b.

4.26. Strategic Tourism Site 26 – Lot No. 500 (Strata Lots 1-57) Gifford Road, Dunsborough

Total Area: 33,378 m². **Currently** Regency Beach Club, 77 Gifford Road, Dunsborough

Description: The resort has direct access and beach frontage. It is centrally located, within easy walking distance of Dunsborough's shops, café's and restaurants. This resort together with the adjacent resorts combine to make a wonderful high class tourist accommodation strip and could be considered a significant tourism locality for the City.



Current Land use: Tourist Resort

TPS 20 Zoning: Tourist

Reference Documents: City of Busselton District Town Planning Scheme 20. Dunsborough Townscape Plan.

Tourism Potential: The site is located approximately 1km from the town of Dunsborough and offers excellent access to the coast and surrounding tourist attractions and activities. The site is part of a Resort Strip and the locality is well suited to this use.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation. This and adjacent resorts should not be rezoned to another use other than tourism to ensure the diversity of accommodation remains available and in coastal locations within the City.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b.

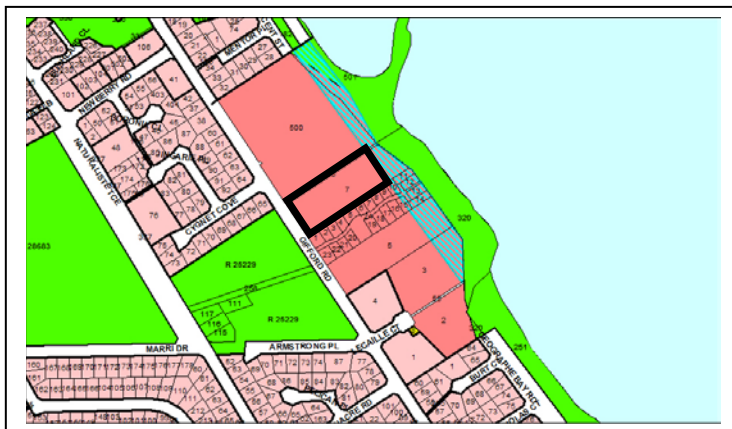
4.27. Strategic Tourism Site 27 – Lot No. 7 (Strata Lots 1-21) Gifford Road, Dunsborough

Total Area: 11,461 m². **Currently** Geopraphe Cove Resort, 83 Gifford Road, Dunsborough

Description: The resort has direct access and beach frontage. It is centrally located, within easy walking distance of Dunsborough's shops, café's and restaurants. This resort together with the adjacent resorts combine to make a wonderful high class tourist accommodation strip and could be considered a significant tourism locality for the City.

Current Land use: Tourist Resort

TPS 20 Zoning: Tourist



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Reference Documents: City of Busselton District Town Planning Scheme 20. Dunsborough Townscape Plan.

Tourism Potential: The site is located approximately 1km from the town of Dunsborough and offers excellent access to the coast and surrounding tourist attractions and activities. The site is part of a Resort Strip and the locality is well suited to this use.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation. This and adjacent resorts should not be rezoned to another use other than tourism to ensure the diversity of accommodation remains available and in coastal locations within the City.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b

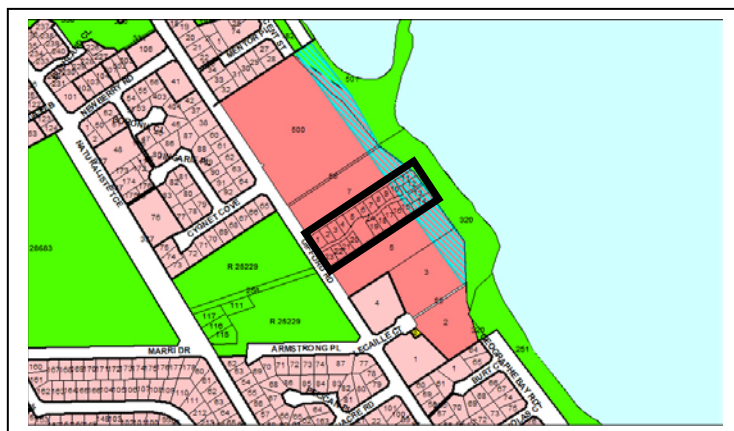
4.28. Strategic Tourism Site 28 – Lot No. 6 (Strata Lots 1-24) Gifford Road, Dunsborough

Total Area: 12,463 m² **Currently** Dunsborough Beach Cottages, 95 Gifford Road, Dunsborough

Description: The resort has direct access and beach frontage. It is centrally located, within easy walking distance of Dunsborough's shops, café's and restaurants. This resort together with the adjacent resorts combine to make a wonderful high class tourist accommodation strip and could be considered a significant tourism locality for the City.

Current Land use: Tourist Resort

TPS 20 Zoning: Tourist



Reference Documents: City of Busselton District Town Planning Scheme 20. Dunsborough Townscape Plan.

Tourism Potential: The site is located approximately 1km from the town of Dunsborough and offers excellent access to the coast and surrounding tourist attractions and activities. The site is part of a Resort Strip and the locality is well suited to this use.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation. This and adjacent resorts should not be rezoned to another use other than tourism to ensure the diversity of accommodation remains available and in coastal locations within the City.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

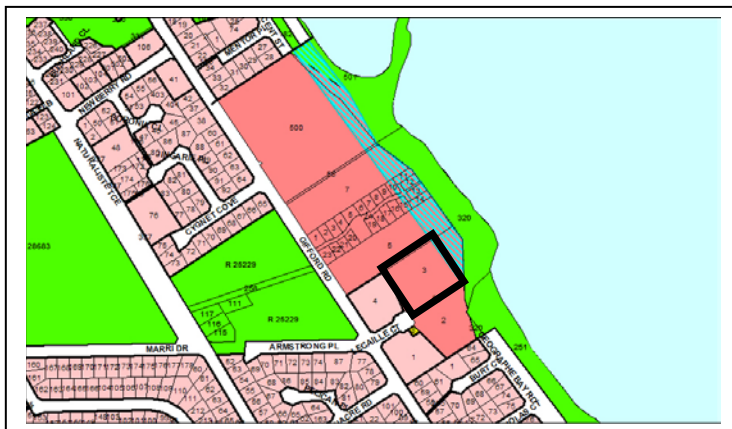
Recommendation:

Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b.

4.29. Strategic Tourism Site 29 – Lot No. 3 (Strata Lots 1-20) Lecaille Court, Dunsborough

Total Area: 10,825 m². **Currently** Whalers Cove Villas, 3 Lecaille Court, Dunsborough

Description: The resort has direct access and beach frontage. It is centrally located, within easy walking distance of Dunsborough's shops, café's and restaurants. This resort together with the adjacent resorts combine to make a wonderful high class tourist accommodation strip and could be considered a significant tourism locality for the City.



Current Land use: Tourist Resort

TPS 20 Zoning: Tourist

Reference Documents: City of Busselton District Town Planning Scheme 20. Dunsborough Townscape Plan.

Tourism Potential: The site is located approximately 1km from the town of Dunsborough and offers excellent access to the coast and surrounding tourist attractions and activities. The site is part of a Resort Strip and the locality is well suited to this use.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation. This and adjacent resorts should not be rezoned to another use other than tourism to ensure the diversity of accommodation remains available and in coastal locations within the City.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Recommendation:

Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 b.

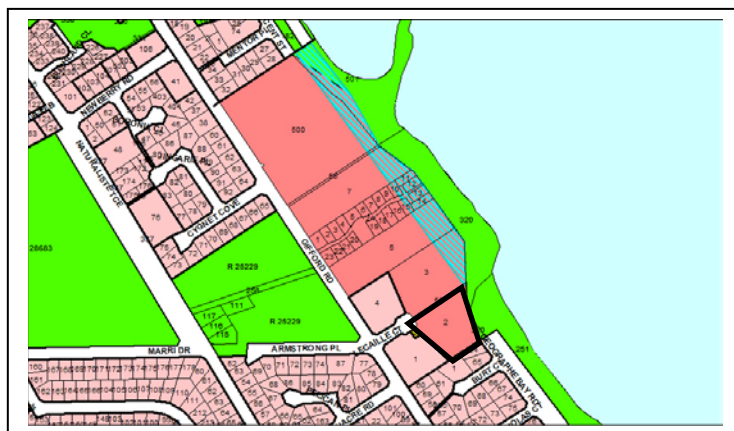
4.30. Strategic Tourism Site 30 – Lot No. 2 (Strata Lots 1-14) Lecaille Court, Dunsborough

Total Area: 7,138 m². **Currently** Waterfront Dunsborough, 4 Lecaille Court, Dunsborough

Description: The resort has direct access and beach frontage. It is centrally located, within easy walking distance of Dunsborough's shops, café's and restaurants. This resort together with the adjacent resorts combine to make a wonderful high class tourist accommodation strip and could be considered a significant tourism locality for the City.

Current Land use: Tourist Resort

TPS 20 Zoning: Tourist



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Reference Documents: City of Busselton District Town Planning Scheme 20. Dunsborough Townscape Plan.

Tourism Potential: The site is located approximately 1km from the town of Dunsborough and offers excellent access to the coast and surrounding tourist attractions and activities. The site is part of a Resort Strip and the locality is well suited to this use.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation. This and adjacent resorts should not be rezoned to another use other than tourism to ensure the diversity of accommodation remains available and in coastal locations within the City.

Guidelines:

Maintain foreshore and coastal setback and continue to manage the environmental attributes of the site including the peppermint trees which are indigenous to the area, provide a natural habitat for fauna and birds and including habitat for the Western Ring Tail Possum.

Recommendation:

Rezone 'Tourist A' and may be considered for inclusion in the 'Tourist B' zone in accordance with Recommendation 3.7 (b).

5. STRATEGIC TOURISM PRECINCTS

Strategic Tourism Precincts are:

- Those areas identified as having existing or future tourism potential and where further planning may be required for other uses.
- Sites or Precincts where there are identified activities that provide a positive contribution to tourism (and not necessarily as an accommodation function).

The following locations have been identified as Strategic Tourism Precincts:

Strategic Tourism Precinct 1 - Busselton Central Business District

Strategic Tourism Precinct 2 - Busselton Foreshore and Jetty

Strategic Tourism Precinct 3 – Resort Strip Busselton

Strategic Tourism Precinct 4 - Smiths Beach

Strategic Tourism Precinct 5 - Gifford Road/Old Dunsborough and Foreshore

Strategic Tourism Precinct 6 – Dunsborough Dunn Bay Road and Foreshore

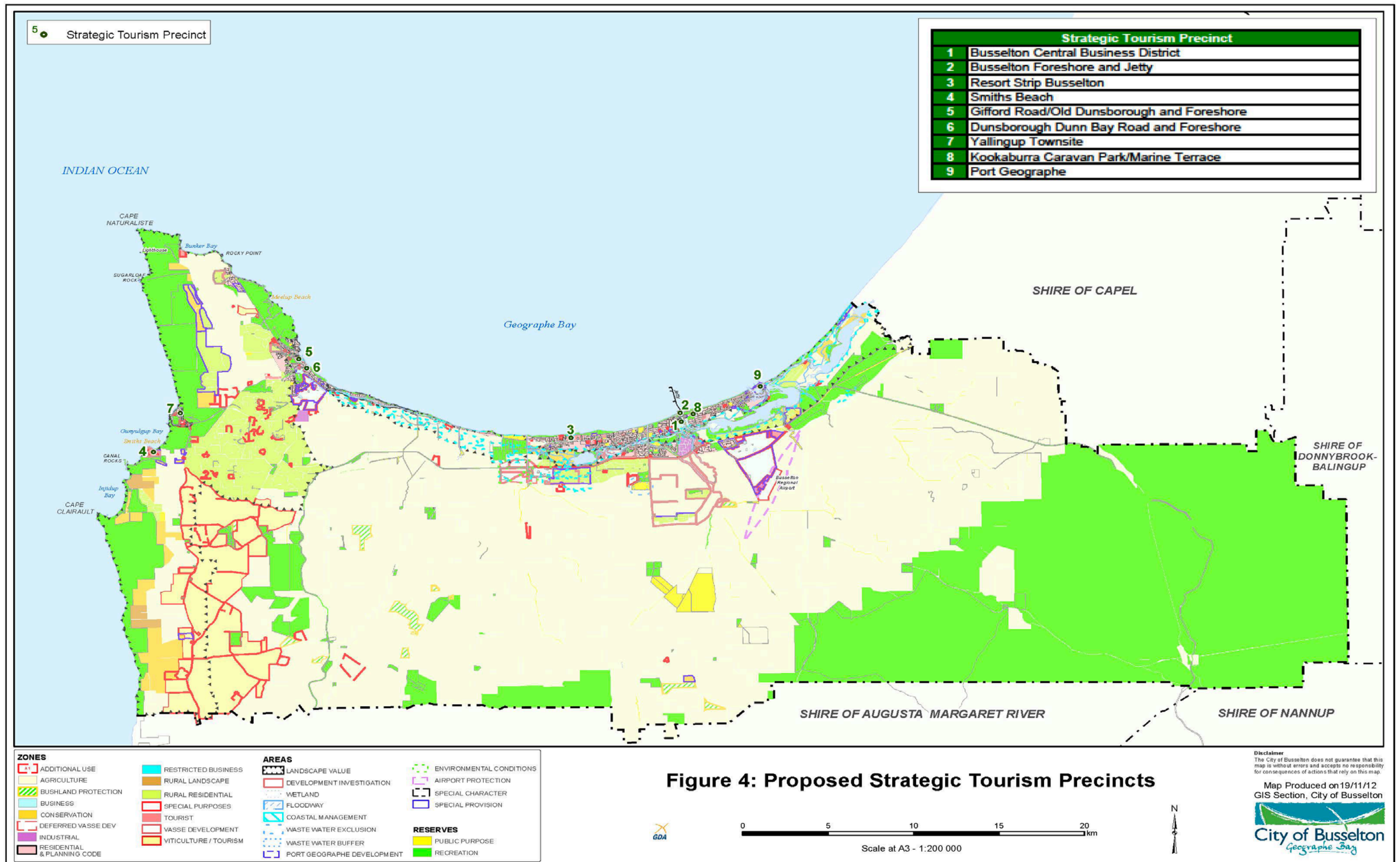
Strategic Tourism Precinct 7 – Yallingup Townsite

Strategic Tourism Precinct 8 – Kookaburra Caravan Park/Marine Terrace

Strategic Tourism Precinct 9 – Port Geopline

A detailed description and rationale for each of these Precincts is provided in the following section. The location of the precincts is indicated on Figure 4.

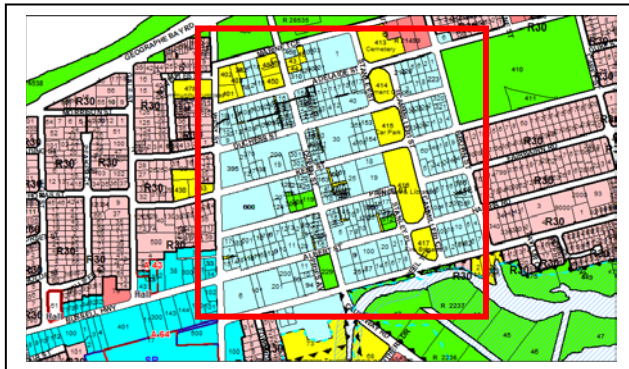
Figure 4: Proposed Strategic Tourism Precincts



5.1. Strategic Tourism Precinct 1 - Busselton Central Business District

Location: The CBD comprises the Busselton town centre bounded by Marine Terrace, Brown Street, West Street and Peel Terrace as outlined in red on the map below.

Description: the Busselton CBD is the commercial and residential focal point for the City of Busselton. At present it consists of two major streets with commercial and retail premises on the ground floor. In recent years the retail/commercial areas have been spreading along streets adjacent to Queen Street such as Albert, Prince, Kent Duchess and Adelaide Streets and also further south along Bussell Highway. The CBD is important for tourism development because it is usually the visitors first point of call after settling at their accommodation. It is important that the CBD provides retail tourism activity as an attraction in itself, this will increase the per-visitor spend and increase the overall economic benefit of tourism.



Current Land use: Commercial, retail, residential, tourist.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	
Accessibility	✓
Uniqueness	
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

TPS 20 Zoning: Business & Public Purpose

Reference Documents: Busselton Town Centre Guide Plan 2004, District Town Planning Scheme 20. Busselton Environment Strategy.

Tourism Potential: The Busselton Town Centre and Foreshore/Jetty has the potential to be linked by an innovative precinct type development. Develop the Town Centre to facilitate the potential for 3 or 4 storey developments, for residential, tourist, workers flats and studios above an active street front. Coordinate parking and service access, potential for rear laneways and parking concealed from street. The Foreshore to CBD area could be planned to encourage and develop street space for alfresco and public spaces where people mix and relax. Higher density residential between the town centre and residential areas to the east would bring people into the town centre, increasing business viability and town centre vibrancy.

It is important to protect residential amenity during transition. The CBD is an important area to support the development of the Jetty/Foreshore area (Strategic Tourism Precinct 2).

The capacity of Strategic Tourism Precinct 1 and 2 needs to consider the peak period times, particularly during festivals and other events, such as public conveniences, rubbish collection and road and pedestrian safety.

Tourism Risks: The vitality of the CBD relies upon visitation from both locals and tourists. Quieter off seasons mean that many restaurants and cafés are not open during week nights. If development of residential accommodation on the second or third floor of retail and commercial outlets is not encouraged then there is no demand during off peak time for outlets to stay open and the town centre loses the opportunity for vitality.

Policy Direction:

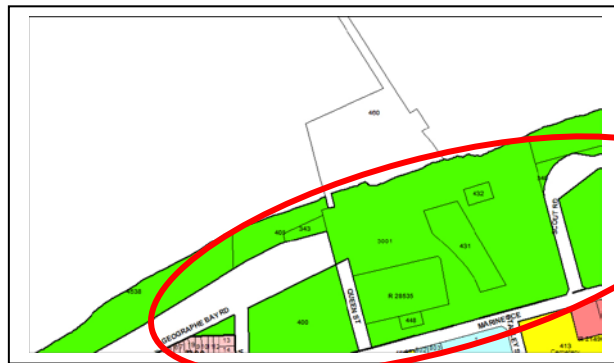
- Develop a policy to guide the introduction of medium to high density 1 and 2 bedroom flats/units, studio and bedsit apartments, tourist accommodation and mixed use development into the Busselton Town Centre Guide Plan 2004 and referenced in the Scheme and Policy for this Precinct. *Cont'd*
- Either through a Town Centre Plan Policy or by rezoning to Special Use zone, ensure that existing hotels are retained or that any proposed change will be subject to a change in zoning or policy.
- Identify the areas within this Precinct where three to four storey development is to be permitted.
- Maintain and improve connectivity and visual linkages to the foreshore and jetty.
- Develop guidelines to utilise the rear lanes as access for parking and services while seeking to activate development frontages onto the rear laneways. Where they do not exist, seek to develop a rear laneway system as part of redevelopment.

- f. Encourage entertainment such as bars, restaurants, cafés, nightclubs, etc. into the CBD and investigate reciprocal parking policies and other means of reducing the cost of providing parking to assist the financial viability of further development.

5.2. Strategic Tourism Precinct 2 - Busselton Foreshore and Jetty

Location: The area north of Marine Terrace, between Brown and West Streets.

Description: The main attraction in Busselton is the Foreshore and Busselton Jetty, which incorporates the Underwater Observatory. The Jetty is heritage listed on the City's Municipal Heritage Inventory. The Foreshore area is well serviced with restaurants, café, public amenities, shaded and picnic areas, jetty information centre and tourist shop. The Nautical Lady Entertainment World has water slides, motorised jeeps, a carousel, Skate Park, mini golf, flying fox and a café. Bike hire is also available during peak seasons. Signal Park, located at the end of Queen Street forms an important link between the town centre and the foreshore.



The Busselton Jetty is the longest wooden jetty (pier) in the southern hemisphere and is one of Australia's most unique eco-tourism sites. Attracting up to 200,000 visitors per year, the landmark Busselton Jetty is the most popular tourist attraction in the South West region. Visitors can walk the length of the timber jetty, snorkel or dive amongst schooling fish and tropical coral or visit an underwater observatory that takes you 8 metres below sea level to view marine life. The Underwater Observatory is becoming a world class, internationally recognised, tourism icon. The jetty is heritage listed and extends almost 2km out over the protected waters of Geographe Bay. The setting and the proximity to the foreshore is what makes this precinct unique.

Current Land use: Recreation, Tourist, Commercial, Retail.

TPS 20 Zoning: Recreation

Reference Documents: City of Busselton District Town Planning Scheme 20. Busselton Town Centre Guide Plan 2004. Busselton Environment Strategy. City of Busselton Town Centre Development Policy. Geographe Bay Foreshore Management Plan. City of Busselton Environment Strategy. City of Busselton Urban Growth Strategy. City of Busselton Heritage Conservation Policy.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

Tourism Potential: The Busselton Foreshore Working Group has been established by the City of Busselton and supported by the South West Development Commission for the purpose of consulting with our community and stakeholders to develop a plan for the revitalisation of the Busselton Foreshore and to guide its development into the future.

The City of Busselton has undertaken a concept planning process for the Busselton Foreshore resulting in the completion of the Busselton Foreshore Development Concept Plan (September 2010).

The Busselton Foreshore Development Concept Plan (BFDCP) was adopted at the Council at its meeting in September 2010. This represents a major milestone in the development and revitalisation of the popular foreshore and paves the way for the commencement of works. Developed by the Busselton Foreshore Working Group (BFWG) in association with the community, the Concept Plan is the outcome of a lengthy consultation process that involved the community at every stage. The City is now overseeing detailed planning for the foreshore in conjunction with the Busselton Foreshore Reference Group.

The Foreshore/Jetty locality should be preserved for recreation entertainment, commercial/retail (tourist related), a resort hotel or similar, a café strip connecting to Queen Street and the CBD precinct. It is important that development should not be constrained by existing tenure, a landmark building (hotel) integrated with the foreshore for example could be a valuable addition. Public access, use and enjoyment should remain the priority. There is the opportunity to be bold, imaginative and

forward-thinking, enhancing this iconic site of State significance. It is important to protect residential amenity during transition. The CBD is an important area to support the development of the Jetty/Foreshore area.

The capacity of LTA 1 and LTA 2 needs to consider the peak period times, particularly during festivals and other events, such as public conveniences, rubbish collection and road and pedestrian safety.

Tourism Risks: Access to the foreshore and jetty area by residents and visitors should remain of paramount importance. Considerate design ensuring amenity is not lost for visitors or residents is paramount. The vitality of the CBD and Foreshore area relies upon visitation from both locals and tourists. Quieter off seasons mean that any developments in this area will be less utilized during those periods and promotions to increase visitation and utilisation of services and facilities will be essential to viability.

Policy Direction:

- a. Subject to the outcome of the detailed planning being undertaken for this area, through the City and in conjunction with the Busselton Foreshore Group, investigate the potential to provide a site for a Resort Hotel within the Foreshore Precinct on under-utilised land with the intention of creating a landmark building complementary to the site and surrounding uses. Consider development for this site of up to 4 storeys plus loft where a viewing area and restaurant could be developed.
- b. Continue to have an entertainment and recreational focus on this area.
- c. Maintain and improve connectivity and visual linkages to the town centre.

5.3. Strategic Tourism Precinct 3 – Resort Strip Busselton

Location: The area north of Caves Road, between Holgate Road and western boundary of former Acacia Park.

Description: The stretch of holiday resort/tourist accommodation apartments that is located south of Busselton along Bussell Highway which currently contains the Abbey Beach Resort, Grand Mercure. Broadwater Beach Resort and Bayview Geopraphe Resort. The site previously known as Acacia Caravan Park has recently received approval for redevelopment as the Aqua Resort and is now incorporated into the resort strip location. The Geopraphe Bayview Resort only is considered a strategic site by itself because of the significant size of the lot. All three existing resorts are well promoted nationally and internationally and are rated between 4 and 4.5 stars. The existing three resorts offer beachfront access and cater to the family, couple and business visitors. The Acacia site has recently been approved for redevelopment which will make the area more of a resort, apartment location/precinct. The Amblin Caravan Park is also located in this area.

All five sites have retained a plentiful number of peppermint trees which are the Western Ringtail Possums favourite habitat. The setting and the proximity to the foreshore is also what makes this precinct unique. All four sites are considered to be significant sites partly due to their location in one area and collectively they form more individual importance.

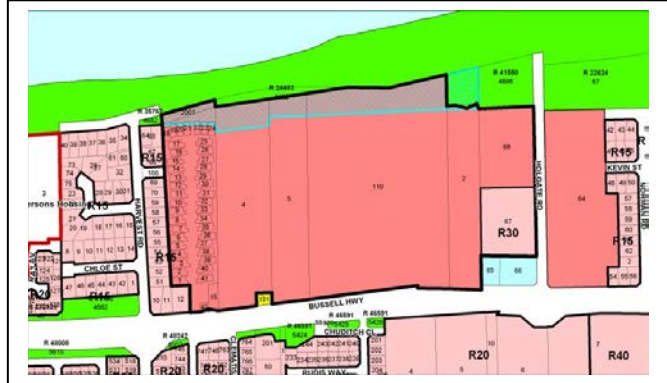
Current Land Use: Tourist Resort & Caravan Park & Camping Ground.

TPS 20 Zoning: Tourist

Reference Documents: City of Busselton District Town Planning Scheme 20

Tourism Potential: The area is located approximately 3km west of the town of Busselton and offers excellent access to the coast and surrounding tourist attractions and activities. With the new proposals and existing resorts it is becoming more known as a Resort Strip and the locality is well suited to this use.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation and having the resorts separated from the local caravan and camping sites is acceptable. The resort land should not be rezoned to another other use than tourism to ensure the diversity of accommodation remains available and in coastal locations within the City.



Policy Direction:

Apply special provisions to ensure that tourist accommodation development is permissible and generally support proposals to rezone land to support tourism development, where it is consistent with the broader planning framework.

5.4. Strategic Tourism Precinct 4 - Smiths Beach

Location: Lot 364 and Lot 4131 (formerly Lot 413), Smiths Beach Road, Yallingup.

Lot 364 Smiths Beach Road. **Currently** Canal Rocks Beach Resort. 67 Smiths Beach Road.
Lot 4131 (formerly Lot 413) Smiths Beach Road, Yallingup. **Currently** Undeveloped.

Description: Smiths Beach is quite protected and safe for family outings and boasts vivid contrasts of blue and greens with the sand almost pure white in colour. There is a range of tourism accommodation available including chalets, villas, units, resorts and private houses for rent.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✗
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗



Current Land use: Residential, Tourism, Recreation.

TPS 20 Zoning: Recreation, Residential, Tourism.

Reference Documents: City of Busselton District Town Planning Scheme 20. Leeuwin Naturaliste Ridge Statement of Planning Policy.

Tourism Potential: Other sites in the precinct should encourage low rise development so that development doesn't impact on the ridge and so future developments can't be seen from the Canal Rocks site.

Tourism Risks: Development compromises landscape values of the area.

Policy Direction:

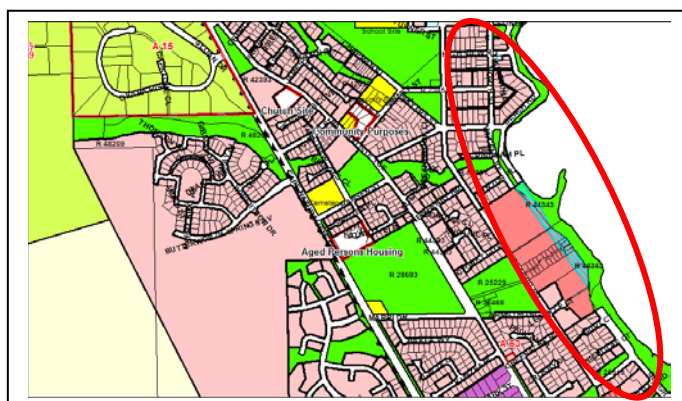
Ensure that future development is designed and located consistent with the Leeuwin-Naturaliste Ridge Statement of Planning Policy and Scheme requirements.

5.5. Strategic Tourism Precinct 5 – Gifford Road/Old Dunsborough and Foreshore

Location: Gifford Road/Old Dunsborough and Foreshore, Coast Side of Gifford Road, Dunsborough.

Description: There are several tourism accommodation sites along Gifford Road which have direct access to the foreshore. These together could be considered a significant tourism locality for the City. This area incorporates the old Dunsborough holiday village used for permanent residential holiday homes and short stay uses focused around the sheltered beach and foreshore. This locality is potentially of regional and State significance together with Dunsborough Town Centre and Foreshore. The setting and the proximity to the foreshore is also what makes this precinct unique.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	✓
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗



Current Land use: Residential, Recreation, Tourist, Business

TPS 20 Zoning: Recreation, Residential, Tourist, Business

Reference Documents: City of Busselton District Town Planning Scheme 20

Tourism Potential: Use of private homes for short stay in this area could be encouraged on the coast side of Gifford road and one house back on the opposite side as outlined on red in the map to the right.

Tourism Risks: See risks associated with Holiday Homes.

Policy Direction:

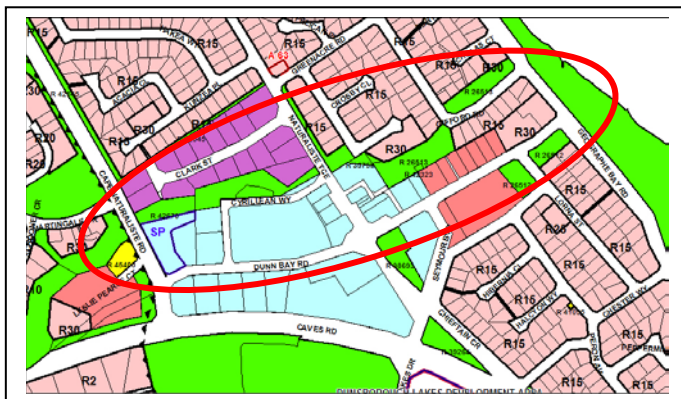
- Allow residential dwellings to be used as holiday homes but maintain the existing residential character of the town and foreshore, i.e. Retain the 'Residential R20' or 'R30' zone. Group housing residential proposals would be assessed on their merits.
- Proposed rezoning to 'Tourist' zone may be supported particularly within or adjacent to Precinct 6.

5.6. Strategic Tourism Precinct 6 - Dunsborough Dunn Bay Road and Foreshore

Location: Dunn Bay Road Dunsborough. Dunsborough Foreshore bounded by Dunn Bay and Geoplane Bay Road

Description: The area along Dunn Bay currently supports several businesses, formal tourist accommodation and holiday homes. It is very much a mixed use area which works well leading from the main town centre of Dunsborough along and down to the foreshore area. The foreshore area has public conveniences and a walk path and is used by visitors as a safe swimming, sailing and boating area.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	✓
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗



Current Land use: Residential, Business, Tourist, Recreation

TPS 20 Zoning: Residential, Business, Tourist, Recreation.

Reference Documents: City of Busselton District Town Planning Scheme 20. Dunsborough Townscape Plan.

Tourism Potential: The area between the Dunsborough CBD and foreshore has the potential to include a possible increase of mixed use including commercial, entertainment, business and tourism (residences converted to 2 storey offices etc). This would form a precinct which would link up to a Gifford Road and Foreshore Localities

Tourism Risks: Policies for the Dunsborough Town Centre, Dunn Bay Road locality need to be coordinated to develop and improve this area for both residents and tourists.

Policy Direction:

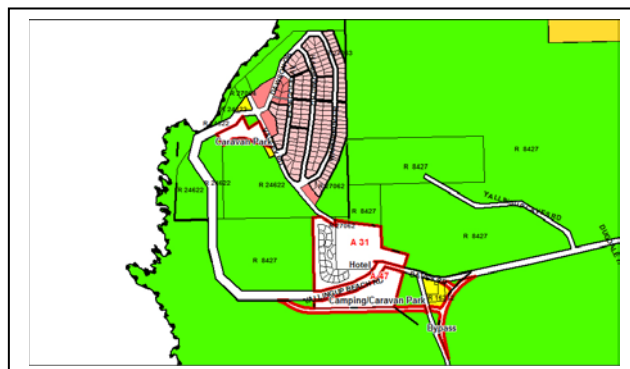
- Encourage the development of tourism uses and mixed use development in the town centre.
- Develop a policy and adapt the Townscape Plan to encourage the development of 1 and 2 bedroom flats for staff and other young workers.
- Ensure that the commercial floor space requirements as per the City of Busselton Local Commercial Planning Strategy (when endorsed) is addressed as a primary consideration and no accommodation be allowed at ground floor level fronting Dunn Bay Road.

5.7. Strategic Tourism Precinct 7 - Yallingup Townsite

Location: Yallingup Townsite

Settlement of Yallingup 266km south of Perth, 34kms west of Busselton on the coastal strip between Cape Naturaliste and Cape Leeuwin.

Description: Yallingup and surrounds cater for many different levels of tourism. There are many people seeking an alternative lifestyle and funding it by running restaurants, potteries, wholefood shops, small vineyards, brasseries, and exclusive chalets. There are also other accommodation alternatives such as hotels, motels, bed & breakfasts, guest houses, self-contained and caravan park style accommodation. Recently there has been an influx of development for both residential and tourist accommodation.



Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Current Land use: Residential, Tourist, Caravan Park, Recreation

TPS 20 Zoning: Residential, Tourist, Special Purpose, Recreation, Public Purpose

Reference Documents: City of Busselton District Town Planning Scheme 20. Yallingup Special Area Character Policy. City of Busselton Environment Strategy.

Tourism Potential: There has previously been only limited tourist accommodation at Yallingup. The town has recently undergone substantial redevelopment for both residential and tourism purposes. Increasing promotion of the areas breweries, art and craft and whale watching from late July through to early December will increase diversity and visitation. Holiday homes are popular in the area and fit well with the atmosphere of the destination. Yallingup could be considered as an area within the City where holiday homes are permitted following the recommendations of the Holiday Homes Working Group Report.

Tourism Risks: There is a risk that without careful monitoring of proposed new developments that the area could lose its identity as a remote holiday location with relaxed visitor and surfer feel.

Policy Direction:

All 'Tourist' zoned land used for tourist purposes within the locality of Yallingup to remain zoned 'Tourist' except for: Lot 5 Elsegood Avenue, Yallingup (house number 20 Elsegood Avenue, Yallingup); and Lot 21 Dawson Drive, Yallingup (house number 9 Dawson Drive, Yallingup). These two lots to be rezoned to 'Residential' to reflect their current use and separation from the existing tourist facility.

5.8. Strategic Tourism Precinct 8 – Kookaburra Caravan Park/Marine Terrace

Location: Kookaburra Caravan Park, Reserves 6089, 7885 and 21499, Marine Terrace, Busselton, and the land between those sites between Adelaide Street and Marine Terrace.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	✗

Current Land use: Caravan park, Tourist, Residential, Business

TPS 20 Zoning: Tourist, Residential R30, Business



Reference Documents: City of Busselton District Town Planning Scheme 20. Busselton Town Centre Guide Plan.

Tourism Potential:

Develop the area as a precinct to provide further opportunities for tourist development to complement the foreshore, CBD and existing development. This would complement the town centre, increasing business viability and town centre vibrancy.

Tourism Risks: It is important for the City to offer a diversity of tourism accommodation and in coastal location close to tourist facilities. Such land should not be rezoned to another other use than tourism to ensure the diversity of accommodation remains available in coastal locations within the City.

Policy Direction:

Apply special provisions to ensure that tourist accommodation development is permissible and generally support proposals to rezone land to support tourism development, where it is consistent with the broader planning framework.

5.9. Strategic Tourism Precinct 9 – Port Geographe

Location: Port Geographe

Description: The land within Port Geographe as outlined in the map below, but excluding Lots 590 and 612 Spinnaker Boulevard.

Current Land use: Tourist, Residential, Business.

TPS 20 Zoning: Port Geographe Development Area, Residential, Business, Recreation, Tourist.



Reference Documents: City of Busselton District Town Planning Scheme 20.

Tourism Potential: There are three sites zoned tourism in the Port Geographe development. The area provides unique sites for tourist uses in the region having frontage to the waters of the marina and coast. High density tourist accommodation and related uses such as cafes, etc. should be preferred developments.

Lot 9500, currently zoned Commercial could become a vibrant hub for the area with suitable mixed use development including tourism as an approved use.

Lot 9300 on the eastern side of Layman Road is not considered suitable for tourist accommodation, however the land should remain in Government ownership and it may provide the opportunity for a suitable part of the land which could be used for an information and interpretive visitor centre for the Wetlands.

Tourism Risks: Rezoning of the three sites for development approval of residential use in the sites would reduce the amount of accommodation for tourists available at the location of the only Port in the City of Busselton. There are management (seaweed/smell nuisance) issues that need to be addressed for this node to fulfil its potential.

Policy Direction:

Apply special provisions to ensure that tourist accommodation development is permissible and generally support proposals to rezone land to support tourism development, where it is consistent with the broader planning framework.

Strategic Tourism Site Criteria	
Power to site/close by	✓
Scheme Water to site or close by	✓
Deep Sewerage to site or close by	✓
Sustainability	✓
Built Heritage Issues	
Competing land uses for same site	✓
Accessibility	✓
Uniqueness	✓
Setting	✓
Tourism Activities/Amenities	✓
Alternative Sites	✓
Suitability	✓
Compatibility	✓
Size	✓
Function	✓
Legend	
Positive Criteria	✓
Neutral Criteria	-
No Impact	x

6. NON-STRATEGIC TOURISM SITES

Non-Strategic Tourism Sites are those sites that have an important tourism function but where their retention for tourism only purposes is not in all cases critical and where a component of residential development in some circumstances may be suitable. Generally, the non-strategic sites nominated within this Strategy, which are in rural and other zones outside townsites are not suitable for a residential component.

However, on non-strategic tourism sites that are located appropriately to accommodate residential development within an existing urban settlement and where determined appropriate in the planning context, flexibility can be provided to allow an unrestricted length of stay component in developments in some up to a maximum of 25 per cent.

As referenced in Recommendation 10 of the TPTR, where a tourism development is approved with a residential-no occupancy restriction component on land zoned appropriately, it will need to comply with the following design and development principles:

- Any unrestricted length of stay units/development shall be of a design and scale that is subsidiary to the tourism component of the development;
- The unrestricted length of stay component having to be completed to the City's satisfaction, prior to the occupation of the unrestricted stay component; or
- The City being satisfied through a legal agreement, bond, bank guarantee, or other legally agreed commitment from the developer to ensure the development will be undertaken and satisfactorily completed;
- The City being satisfied with the separation of the two uses or the management arrangement to prevent land use conflict;
- On all sites, the unrestricted length of stay component being generally located away from the areas of the site providing the highest tourism amenity; and
- On coastal sites, the unrestricted length of stay component being generally located in areas further from the coast;
- All units in the development shall be designed primarily for tourist occupation, form part of an integrated complex and shall not be subject to compliance with the Residential Design Codes of Western Australia to the extent necessary to meet these requirements, unless specified under the planning scheme;
- Design differentiation between tourism and residential-no occupancy restriction units within a complex shall be limited to that required to accommodate the various components of the tourism market;
- Unrestricted length of stay units may be concentrated in an area of the complex and provided with specific recreation and amenity facilities but shall be designed to enable management and use as an integrated part of the overall complex. In assessing the location of units, the potential for a residential/no occupancy restriction component to provide a transition between tourism development and surrounding residential uses should be taken into account; and,
- The development shall incorporate those facilities normally associated with tourist accommodation developments such as recreation, entertainment facilities and integrated management facilities.

Where current planning provisions provide for a ratio different to 25 per cent permanent residential, this will be reflected in the recommendations.

Please refer to Table 3 for details of non strategic tourism sites within the City of Busselton.

Reference should also be made to the Recommendations at the beginning of the Report for Non-Strategic Tourism Sites. The following sites are identified as non-strategic tourism sites to be retained for tourism purposes:

Table 3: Non Strategic Tourist Sites

Amalfi Resort, Lot 3 Earnshaw Road, West Busselton
Banyula Plants and Banamah, Lot 111 Caves Road, Dunsborough
Bayshore Beachside Resort, Lot17, Geopline Bay Road, Quindalup
Grand Mecure Busselton Apartments, Lot 1-43 Bussell Highway, Broadwater
Busselton Jetty Chalets, Lots 1, 2 and 3 Carey Street and Lot 241 Marine Terrace, Busselton
Country Life Farm, Lot 4, Caves Road, Dunsborough
Dunsborough Seaside Villas, Lot 400 Marshall Street, Quindalup
Forte Cape-View Apartments, Lots 1000 and 1001, Little Colin Street, Broadwater
Lot 6 Bussell Highway, Abbey
Newton House & Occy's Brewery, Lot 11 Bussell Highway, Abbey
Lot 30 Cookworthy Road, Broadwater
Lot 1 (1652) Caves Road, Dunsborough
Lot 200 (1676) Caves Road, Dunsborough
Lot 9016, Leslie Pearce Court, Dunsborough
Lot 239 (90) Marine Terrace, Busselton
Lot 25 (14) Vines Street, Busselton
White Sands Holiday Villas, Lot 55 Geopline Bay Road, Quindalup
Yallingup Beach Resort, Lot 18 Valley Road, Yallingup

7. TOURIST ZONED LAND WHERE ALTERNATIVE ZONINGS MAY BE CONSIDERED

As part of the assessment of Tourist zoned sites within the City of Busselton, this Strategy has considered whether any of the Tourist zoned land is no longer essential to support the tourism industry. Where lots are no longer required it does not mean that they must be rezoned. However, any proposal to amend the zoning should be assessed on its merits.

Whilst there are 12 lots not a very large number were identified in this category because if not of significance individually the use on the lot may still form part of a particular conglomerate of supply when considered in the broader context e.g. Any individual motel may be of minor significance however considered as a group (not contiguous though) the motels do provide for a specific demand not necessarily available in apartments or resorts, etc.

Table 4 – Alternative Zonings Considered

Site	Comment
Lot 7 Causeway Road, Busselton Currently: Busselton River Resort	Supported for consideration of rezoning to a suitable use.
Lots 6 & 8 Causeway Road, Busselton Currently: Vacant	Supported for consideration of rezoning to a suitable use.
Lots 48 and 49 Causeway Road, Busselton. Currently: Undeveloped land.	This site is vacant and on the corner opposite the City Offices. The surrounding uses are residential R30 and a former Nursery. It is a small site offering limited potential.
Lot 35 Bussell Highway, West Busselton. Currently: Motel Busselton.	The site could be redeveloped as a Motel but it is not a large or prominent site and the present development is in poor condition.
Lot 256 Bussell Highway, Broadwater. Currently: Restawhile Motel.	Older style Motel with no significant qualities, which could be developed for tourism and any other proposes uses, should be assessed on its merits.
Lot 3001 Layman Road, Geopraphe	The site has environmental constraints and identified within a rural wetland precinct in the City's Local Rural Planning Strategy. The lot should be considered for conservation purposes.
Lot 79 Bussell Highway, West Busselton. Currently: Amaroo Motel.	Support rezoning to 'Restricted Business' and/or medium density residential.
Lot 200 Dunn Bay Road, Dunsborough. Currently: Bay Village Resort	Rezone to 'Special Purpose' zone allowing for the range of uses permissible in the 'Business' zone, but with special provisions requiring that a minimum component of tourist accommodation is provided before residential development can be considered.
Lot 510 (25-27) Dunn Bay Road, Dunsborough. Currently: Bay View Centro	Rezone to 'Special Purpose' zone allowing for the range of uses permissible in the 'Business' zone, but with special provisions requiring that a minimum component of tourist accommodation is provided before residential development can be considered.
Lots 108-112 (13-21) Dunn Bay Road, Dunsborough	Rezone to 'Special Purpose' zone allowing for the range of uses permissible in the 'Business' zone, but with special provisions requiring that a minimum component of tourist accommodation is provided before residential development can be considered.

Lot 202 (24) Dunn Bay Road, Dunsborough	Rezone to 'Special Purpose' zone allowing for the range of uses permissible in the 'Business' zone, but with special provisions requiring that a minimum component of tourist accommodation is provided before residential development can be considered.
Lot 203, Bussell Highway, Yalyallup	Support rezoning of portion of this site to accommodate residential development (including, potentially, residential 'park home park' development), with that to be considered as part of the preparation of the City's local settlement planning strategy.
Lots 590 and 612 Spinnaker Boulevard, Port Geographe	Building heights greater than 3 storeys may be considered for these sites, subject to further consideration of detailed issues and consultation with the community. The land may be zoned to allow for the full range of permissible uses in 'Residential', 'Tourist' and 'Commercial', but the tourist accommodation component is to be a minimum of 30 per cent of the total number of residential units of development.
Lot 500 - 502 (394-398), Bussell Highway, Broadwater	In accordance with Amendment 20 to the Local Planning Scheme 21 (LPS21), the site can be considered for rezoning to 'Residential R40' zone subject to LPS21 Special Provision 62 which states that prior to subdivision or development, a structure plan is to be prepared by the proponent and approved pursuant to the requirements of the Scheme. The Structure Plan in part, is to specifically address the protection of Western Ringtail Possum habitat on the site.

8. HOME HOLIDAY ACCOMMODATION

Recommendation 8 of the strategy sets out that the Council will respond to direction from the Minister for Planning on holiday homes as part of a separate process, including via separate consultation on that issue. Subsequent to adoption of the draft strategy's recommendations the Council considered direction from the Minister and decided, in broad terms, to advertise for public comment a proposal that would result in the regulation of holiday homes in a manner generally consistent with Ministerial direction. Details of this are available on the City's website and will be subject of separate consultative processes, running more or less in parallel with consultation on this draft strategy.

9. TOURISM ON CROWN LAND

Considering the proposed new zones as outlined in recommendation 3.1 above, existing facilities which are on Crown land should therefore be rezoned to reflect their preferred use (e.g. holiday village with a definition to describe the use for caravan, camping, chalets, school, camps, etc.). These would include Locke Estate and the Kookaburra Caravan Park.

Existing reserved land may become available for tourism purposes due to changed circumstances, e.g. the Busselton Hospital should be retained in part for tourism such as a Caravan Park/holiday village on a leasehold lot apart from a foreshore reserve.

Consideration of this issue resulted in recommendation 7, which is as follows:

Investigate existing Crown land including National Parks where the location and site may be suitable for tourism purposes and if appropriate seek to provide for leasehold tourism.

Retain leases on Crown Land for caravan parks, camping grounds, cabin and chalet developments wherever possible while there remains a demand for these forms of tourist accommodation.

10. INFRASTRUCTURE

The establishment of improved air services, especially regular transport services, would have a significant impact on the growth and sustainability of the City's tourism industry. It would also be expected to significantly increase demand for and the viability of high quality tourist accommodation in high amenity locations. The establishment of improved air services, especially regular passenger transport services, should be a continued high priority for the City and State Government.

Unlike some other matters associated with promoting/developing the tourism industry that are not greatly affected by the planning framework, there are significant planning implications relating to development of air services. It is therefore seen as appropriate to recognise that in the strategy with the broad recommendation 10.0 that establishment of improved air services, especially regular passenger transport services, should be a continued high priority for the City and the State Government.

11. IMPLEMENTATION

The Strategy will form part of the City of Busselton's Local Planning Framework under the Town Planning Scheme and will form part of a future Local Planning Strategy, under which, Council will be required to give due regard to its recommendation in making planning decisions. More specifically, the Strategy will be used by the City of Busselton to guide the consideration of rezoning proposals, outline development plan proposals, development applications, subdivision applications and in the preparation of a range of strategic planning proposals such as the Local Planning Strategy, future Town Planning Schemes and Precinct Plans. Once the Strategy is endorsed, the Scheme Text will be reviewed to incorporate and implement the recommendations arising out of the Strategy, particularly in regard to changes to the 'Tourist Zone' and tourist related land use definitions.

Where a tourist related site is not within an identified site listed in the recommendations, this does not mean that it cannot be considered for tourist related purposes. Rather, it primarily means that the Strategy did not consider it warranted from a strategic point of view for protection as a tourist site. Please see also Appendix 8 of the LTPS Background and Appendices.

11.1. Monitoring and Review

As per a Local Planning Strategy, the Strategy will also need to be subject to monitoring and review, such as:

- The Strategy will need to respond to future changes in State Government Policy or local priorities;
- A major review every five years at the time of scheme review;
- Scope to amend the Strategy to respond to changes in the intervening period; and,
- The focus of monitoring and review should be on the extent to which the Strategy has been successful in:
 - Articulating and achieving the planning objectives for the local government; and,
 - Guiding land use and development decisions to achieve the outcomes of the Strategy.

12. ATTACHMENTS

Attachment One: Strategic Tourism Sites, Strategic Tourism Precincts and Non-Strategic Tourism Sites