

# Tourism zone Information Sheet

Version 1 – February 2016

## 1.0 INTRODUCTION

This information is an extract only from the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It is provided for information purposes only. There may be additional requirements that apply to specific sites and for development applications.

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## 2.0 TOURISM ZONE OBJECTIVES

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

## 3.0 SITE AND DEVELOPMENT REQUIREMENTS

Minimum lot size	1,000m <sup>2</sup>
Minimum setback Primary street	6 metres
Minimum setback Secondary street / side boundary	Variable or as per R-Codes where adjoining Residential zone
Minimum setback Rear boundary / other	5 metres
Maximum plot ratio	Variable
Maximum building height	Variable
Minimum landscaping	Variable

- 3.1 The local government may approve a combination of short-term tourism accommodation and permanent residential accommodation on the same site provided that it complies with the following:
- a) the predominant use of the site remains for short-term tourism / holiday accommodation and other tourism uses and provides for a high quality tourism outcome or tourism benefit.
  - b) the proposal is not in an isolated location and considers the broader planning and settlement context of the area.
  - c) physical infrastructure and services are or will be available, including consideration of the urban infrastructure requirements of a permanent population where residential is proposed.
  - d) the scale and design of the site complements the surrounding landscape and character of the area, with the tourism component given priority in those areas of highest tourism amenity (e.g. the beachfront).
  - e) the residential component is integrated with both the tourism uses and management structure of the proposal.
  - f) where tourism development and permanent residential accommodation are developed on the same site, the protection of residential amenity through careful design of both facilities and accommodation on the site shall occur in order to minimise disturbance and conflicts between land uses.
- 3.2 Where strata titling is proposed, appropriate management arrangements should be in place (e.g. via a management statement) that restricts the maximum length of stay to three months in any twelve month period applied for the tourism accommodation component.

#### 4.0 ZONING TABLE

The symbols used in zoning table have the following meanings:

- P** means that the use is permitted if it complies with any relevant development standards and requirements of the Scheme.
- I** means that the use is permitted if it is consequent on, or naturally attaching, appertaining or relating to the predominant use of the land and it complies with any relevant development standards and requirements of the Scheme.
- D** means that the use is not permitted unless the local government has exercised its discretion by granting development approval.
- A** means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving notice in accordance with the Scheme.
- X** means that the use is not permitted by the Scheme.

Land Use	Regional Centre	Commercial	Mixed Use	Service Commercial	Tourism	Residential	General Industry	Light Industry	Rural Residential	Rural
Abattoir	X	X	X	X	X	X	A	X	X	A
Aged or Dependent Persons Dwelling	D	X	D	X	A	D	X	X	X	X
Agriculture – Intensive	X	X	X	X	X	X	X	X	A	D
Animal Establishment	X	X	X	X	X	X	X	X	X	D
Animal Husbandry – Intensive	X	X	X	X	X	X	X	X	X	D
Bed and Breakfast	D	X	D	X	D	A	X	X	D	D
Bulky Goods Showroom	D	D	X	D	X	X	X	D	X	X
Caravan Park	X	X	X	X	D	X	X	X	X	X
Caretaker's Dwelling	X	X	X	X	X	X	X	X	X	X
Car Park	D	D	D	D	I	X	D	D	X	X
Child Care Premises	D	D	A	D	X	A	X	X	X	X
Cinema / Theatre	D	D	D	X	X	X	X	X	X	X
Civic Use	D	D	D	D	X	X	X	D	X	D
Club Premises	D	D	A	D	D	A	X	D	X	D
Community Purpose	D	D	D	D	D	A	X	D	X	A
Consulting Rooms	D	D	D	D	X	A	X	X	X	X
Convenience Store	D	P	D	D	I	A	D	D	A	D
Discount Department Store	D	D	X	X	X	X	X	X	X	X
Dry Cleaning Premises / Laundromat	D	D	D	D	X	X	X	D	X	X
Educational Establishment	D	D	A	X	X	A	X	X	X	D
Exhibition Centre	D	D	D	D	D	X	X	X	X	D
Family Day Care	D	X	D	X	X	D	X	X	D	D
Fast Food Outlet	D	D	A	D	A	X	X	X	X	X
Fuel Depot	X	X	X	X	X	X	D	D	X	A
Funeral Parlour	D	D	D	D	X	X	X	D	X	X
Garden Centre	X	D	X	D	X	X	D	D	X	D
Grouped Dwelling	D	X	D	X	D	P	X	X	X	X
Holiday Accommodation	D	D	A	X	P	A	X	X	A	A
Holiday House	D	X	A	X	D	A	X	X	A	A
Home Business	D	X	D	X	D	D	X	X	D	D
Home Occupation	D	X	D	X	D	D	X	X	D	D
Hotel	D	D	A	D	D	X	X	X	X	X
Industry	X	X	X	X	X	X	P	X	X	X
Industry – Cottage	D	X	A	X	A	A	X	X	D	D
Industry – Extractive	X	X	X	X	X	X	D	X	X	D
Industry – Light	X	X	X	D	X	X	D	P	X	X
Industry – Primary Production	X	X	X	X	X	X	D	D	A	D
Liquor Store	D	A	A	A	A	X	X	X	X	X

Land Use	Regional Centre	Commercial	Mixed Use	Service Commercial	Tourism	Residential	General Industry	Light Industry	Rural Residential	Rural
Machinery Sales	X	X	X	D	X	X	D	D	X	A
Marina	D	X	X	X	X	X	X	X	X	X
Market	D	D	D	D	D	X	X	X	X	D
Medical Centre	D	D	A	D	X	A	X	X	X	X
Mining Operations	X	X	X	X	X	X	X	X	X	D
Motel	D	D	D	D	D	X	X	X	X	X
Motor Vehicle, Boat or Caravan Sales	X	X	X	D	X	X	D	D	X	X
Motor Vehicle Repair	X	X	X	D	X	X	D	D	X	X
Motor Vehicle Wash	D	D	D	D	X	X	D	D	X	X
Motor Vehicle Wreckers	X	X	X	X	X	X	D	D	X	X
Multiple Dwelling	D	X	D	X	D	A	X	X	X	X
Night Club	A	X	X	X	A	X	X	X	X	X
Office	D	D	D	D	X	X	X	X	X	X
Office – Small Scale	D	D	D	D	X	A	X	X	X	X
Park Home Park	X	X	X	X	D	X	X	X	X	X
Place of Worship	D	A	D	A	X	A	X	X	X	X
Produce Stall	D	D	D	X	D	A	X	X	D	D
Reception Centre	D	D	X	D	D	X	X	X	X	A
Recreation – Private	D	D	D	D	D	X	X	D	X	A
Renewable Energy Facility	X	X	X	X	X	X	A	X	X	A
Repurposed Dwelling	A	X	A	X	A	A	X	X	A	A
Residential Building	D	X	A	X	A	A	X	X	X	X
Restaurant / Café	D	D	D	D	D	X	X	X	X	A
Rural Pursuit / Hobby Farm	X	X	X	X	X	X	X	X	A	D
Salvage Yard	X	X	X	X	X	X	D	D	X	A
Serviced Apartment	D	D	A	X	P	A	X	X	X	X
Service Station	X	D	D	D	D	X	D	D	X	X
Shop	D	P	D	D	I	X	X	X	X	X
Shopping Centre	D	P	X	X	X	X	X	X	X	X
Single House	D	X	D	X	D	P	X	X	P	P
Small Bar	D	D	A	X	D	X	X	X	X	X
Stockpiling	X	X	X	X	X	X	D	X	X	A
Supermarket	D	P	A	D	I	X	X	X	X	X
Tavern	D	D	X	A	A	X	X	X	X	X
Telecommunications Infrastructure	A	D	A	D	A	A	D	D	A	A
Tourist Development	D	D	X	X	P	X	X	X	X	X
Trade Supplies	X	X	X	D	X	X	D	D	X	X
Transport Depot	X	X	X	D	X	X	D	D	X	A
Tree Farm	X	X	X	X	X	X	X	X	A	D
Veterinary Centre	D	D	X	D	X	X	D	D	X	A
Warehouse / Storage	X	X	X	D	X	X	D	D	X	A
Winery	X	X	X	X	X	X	X	X	A	D
Workforce Accommodation	X	X	X	X	A	A	X	X	X	A

5.0 PARKING REQUIREMENTS

Use Class Category / Land Use in Zoning Table	Minimum Number of Car Parking Spaces	Minimum Number of Visitor / Patron Bicycle Parking Spaces	Minimum Number of Motorcycle / Scooter Parking Spaces
<b>Regional Centre Zone</b>			2 for every 15 car parking spaces
All development (EXCLUDING permanent residential accommodation)	1 per 35m <sup>2</sup>	1 for every 10 car parking spaces (minimum of 2)	
<b>Residential Uses</b>			
Permanent Residential Accommodation <i>(Aged or Dependent Persons Dwelling, Caretaker's Dwelling, Family Day Care, Grouped Dwelling, Holiday House, Home Occupation, Multiple Dwelling, Residential Building, Single House)</i>	As per R-Codes	As per R-Codes	
Home Based <i>(Bed and Breakfast, Home Business)</i>	As per R-Codes plus 1 bay	Nil	
<b>Commercial Uses</b>			
Entertainment <i>(Night Club, Small Bar, Tavern)</i>	1 per 4 patrons	1 per 500m <sup>2</sup> (minimum of 2)	
Health Care and Medical <i>(Consulting Rooms, Medical Centre, Veterinary Centre)</i>	5 per practitioner	1 per 4 practitioner	
<i>Child Care Premises</i>	1 per staff member plus 4	2	
Office <i>(Office, Office – Small Scale)</i>	1 per 50m <sup>2</sup>	1 per 800m <sup>2</sup>	
Commercial <i>(Bulky Goods Showroom, Dry Cleaning Premises / Laundromat, Garden Centre, Machinery Sales, Motor Vehicle Wash, Motor Vehicle, Boat or Caravan Sales)</i>	1 per 50m <sup>2</sup>	Nil	
<b>Retail Uses</b>			
Shopping <i>(Convenience Store, Discount Department Store, Liquor Store, Market, Shop, Shopping Centre, Supermarket)</i>	1 per 20m <sup>2</sup>	1 per 200m <sup>2</sup>	
Food & Beverage <i>(Reception Centre, Restaurant / Café, Winery)</i>	1 per 4 patrons	2	
<i>Fast Food Outlet</i>	1 per 4 patrons plus (if applicable) 10 drive-through stack bays	2	
<b>Tourism Uses</b>			
Accommodation <i>(Holiday Accommodation, Hotel, Motel, Serviced Apartment, Tourist Development)</i>	1 per unit plus (if applicable) 1 per 4 patrons	1 per 30 units	
<b>Civic, Cultural and Community Uses</b>			
Exhibition and Entertainment <i>(Cinema / Theatre, Club Premises, Exhibition Centre, Place of Worship, Recreation – Private)</i>	1 per 4 patrons	1 per 500m <sup>2</sup> (minimum of 2)	

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Use Class Category / Land Use in Zoning Table	Minimum Number of Car Parking Spaces	Minimum Number of Visitor / Patron Bicycle Parking Spaces	Minimum Number of Motorcycle / Scooter Parking Spaces
<b>Industrial Uses</b>			<b>2 for every 15 car parking space</b>
General Industry <i>(Fuel Depot, Industry, Industry – Primary Production, Salvage Yard, Transport Depot)</i>	1 per 100m <sup>2</sup>	Nil	
<i>Industry – Cottage</i>	1 per 50m <sup>2</sup> plus 1 per staff member	Nil	
Light Industry <i>(Funeral Parlour, Industry – Light, Motor Vehicle Repair, Motor Vehicle Wreckers, Service Station, Trade Supplies, Warehouse / Storage)</i>	1 per 50m <sup>2</sup>	Nil	
Resources Industry <i>(Industry – Extractive, Mining Operations)</i>	1 per staff member	Nil	
<b>Rural Uses</b>			
Agricultural <i>(Abattoir, Agriculture – Intensive, Animal Establishment, Animal Husbandry – Intensive, Rural Pursuit / Hobby Farm, Tree Farm)</i>	1 per staff member	Nil	
<i>Workforce Accommodation</i>	1 per 2 bedrooms	Nil	
<b>Other Uses</b>			
Other uses not listed	As determined by the local government	As determined by the local government	

- 5.1 Parking spaces shall be calculated based on the floor area of the development. Where the calculation requires a fraction of a space, it shall be rounded up to the nearest higher whole number.
- 5.2 Where a development results in the likely demand for parking of trailers, caravans, buses and/or coaches, parking spaces for such vehicles may be integrated with the development.
- 5.3 Parking areas, including car parking bays, disabled bays, bicycle and scooter / motorcycle bays, loading bays, vehicle access, pedestrian circulation areas, landscaped areas adjacent to and within car parking areas, shall be designed and constructed in accordance with relevant Australian Standards, any applicable local planning policy or any other standard endorsed by the local government, and thereafter maintained.
- 5.4 A travel plan is required for the following types of development:
  - a) commercial uses of 500m<sup>2</sup> floor area or more;
  - b) industrial uses of 1,000m<sup>2</sup> floor area or more;
  - c) retail uses of 1,000m<sup>2</sup> floor area or more;
  - d) 20 or more tourism use units; or
  - e) an extension to an existing development that increases the floor area or number of units as above.