

APPENDIX I

# POLICY AND STRATEGY RESPONSE

GOLDEN BEACH STRUCTURE PLAN - BRETON BAY, SHIRE OF GINGIN, WA

# APPENDIX I: POLICY AND STRATEGY RESPONSE

## 1.0 STATE PLANNING STRATEGIES

### 1.1 STATE PLANNING STRATEGY

The State Planning Strategy 2050 is an overarching strategic document that provides direction for all State, regional and local planning strategies, policies and approvals.

The Strategy acknowledges the economic alliance of Asia-Pacific, China and India, with opportunities for tourism and economic growth generally by virtue of the shared time zone (UTC +8hr).

Figure 21 of the Strategy illustrates the objectives of the State Government for tourism, with the entire stretch of coast from Perth to Geraldton identified for tourist economic development opportunities.

Supporting tourism is a key objective identified by the Strategy to achieve the aimed 2050 outcome of diversifying the State's economy and ensuring resilience to changing economic conditions. Some further specific objectives for tourism outlined at section 1.3 of the Strategy include strong support for regional infrastructure, such as caravan parks, and ecotourism initiatives. At this same section, the Strategy recognises that incentives are needed to support hotel development, caravan parks, and camping grounds.

The Structure Plan is consistent with the State Planning Strategy's overarching objectives and aims for developing tourism and attracting investment in the regions.

### 1.2 STATE GOVERNMENT STRATEGY FOR TOURISM IN WESTERN AUSTRALIA 2020

The State Government Strategy for Tourism in Western Australia 2020 supports the promotion of the State's widely diverse experiences to the broader domestic, interstate, and world markets, to encourage development and diversification in the regions. Notably, the Forward of the document, provided by the Deputy Premier & Minister for Tourism, states:

*"The Government's role is to create the right conditions so the tourism industry can flourish. To achieve this a whole-of-government approach is necessary because tourism is affected by many areas of Government responsibility and decision making, including planning, transport, regional development, conservation and environment. "*

Of all the Australian States, Western Australia attracts the largest stake of business investment into the nation (23.1%) and is responsible for the most merchandise exports (42.4%), despite only holding 10% of the population and contributing just 8.5% to the value of tourism. The challenge highlighted is to grow the State's tourism contribution, by focusing on the broader visitor economy, not just the leisure economy.

The Strategy has an overarching goal to see the value of tourism in the State double from \$6 billion a year in 2010 to \$12 billion a year by 2020. It is anticipated that the international Asian market segment will make the largest contribution to this target growth. Notwithstanding, the Strategy stresses the importance of protecting the State's position in the domestic market, and desires tourism that appeals to the existing strong UK, Germany, New Zealand, and USA market segments. The Regional Development Commission fact sheets confirm that international tourists, on average, spend longer periods within short-stay accommodation (averaging 14.2 days for international tourists, as opposed to 2.6 days for domestic tourists).

The Government clearly supports development in the tourism sector by empowering the private sector to deliver the State's brand promise to "Experience Extraordinary Western Australia".

## 2.0 RELEVANT STATE PLANNING POLICIES

### 2.1 SPP 1.0: STATE PLANNING FRAMEWORK

State Planning Policy 1: State Planning Framework (SPP 1.0) unites existing State and regional policies, strategies and statements with a central framework to provide a context for decision making on land use planning and development matters in Western Australia.

The Structure Plan is consistent with the primary aim of SPP 1.0 that is to provide for the sustainable use and development of land.

### 2.2 SPP 2.0: ENVIRONMENT AND NATURAL RESOURCES

State Planning Policy 2.0 (SPP 2.0) applies to the whole of Western Australia and aims to integrate environmental and natural resource management within the broader land use planning and decision-making framework. This policy aims to protect, conserve and enhance the natural environment. Within the Golden Beach Structure Plan (and through the Shire of Gingin Local Planning Scheme No. 9) provision has been made for 224 ha of the site to be protected for Conservation purposes.

### 2.3 SPP 2.6: STATE COASTAL PLANNING

The objectives of SPP2.6 are wide ranging, however a key component of the policy is to provide focused areas of the coast for the public to access and enjoy the coastal amenity that is inherent to the Western Australian lifestyle. This includes allowing for tourism developments at appropriate locations and the provision of access to the foreshore reserve in these areas.

A coastal hazard assessment (MRA 2018) has been completed for the site, in accordance with SPP2.6 (2013), to outline the potential risks posed by coastal hazards over a range of horizons covering the 100 year planning timeframe. The results of the hazard assessment have informed the preparation of the Structure Plan and corresponding assets proposed for the site.

Furthermore, a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) has been developed (MRA 2018). This has also been completed in accordance with SPP2.6 (2013) and addresses the potential coastal hazard risks to environmental, social and economic assets over the 100 year planning timeframe.

Refer Appendix 3, CHRMAP.

### 2.4 SPP 2.8: BUSHLAND POLICY FOR PERTH

State Planning Policy 2.8: Bushland Policy for the Perth Metropolitan Region (SPP 2.8) aims to provide a policy and implementation framework that ensures bushland protection and management issues throughout the Perth Metropolitan Region are adequately addressed and integrated with broader land use planning and decision-making.

SPP 2.8 applies to the site, as it contains areas classified as Local Natural Areas under the Policy.

The structure plan area does not contain any vegetation identified as Bush Forever.

Refer Appendix 4, Environmental Assessment and Management Strategy.

### 2.5 SPP 2.9: WATER RESOURCES

State Planning Policy 2.9 (SPP 2.9) aims to ensure the protection and appropriate management of water resources is included within the planning framework. The broad aims of this policy are to:

- Protect, conserve and enhance water resources.
- Assist in ensuring the availability of suitable water resources.
- Promote and assist in the management and sustainable use of water resources.

Water infrastructure for the Structure Plan will be provided via connection to the Water Corporation's existing Seabird Townsite Scheme, with any shortfall being provided via a treated effluent and irrigation scheme to private and public open space.

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## 2.6 SPP 3.0: URBAN GROWTH AND SETTLEMENT

State Planning Policy 3.0: Urban Growth and Settlement (SPP 3.0) applies to all new areas of urban growth and development.

The Structure Plan is consistent with SPP 3.0 as planning considers the strategic and physical context of the locality, and provides for a land use that will diversify the economy and assist in bolstering the Shire's economic resilience.

## 2.7 SPP 3.1: RESIDENTIAL DESIGN CODES

State Planning Policy 3.1: Residential Design Codes (R-Codes) generally applies to all areas in Western Australia that contemplate a Residential land use.

Section 3.2 outlines the proposed R-Code densities for the Residential (Holiday Home) land use component of the Structure Plan.

## 2.8 SPP 3.4: NATURAL HAZARDS

State Planning Policy 3.4 (SPP 3.4) was prepared to ensure that mitigation measures for potential natural hazards and disasters are integrated into the process of land use planning. Hazards considered under this policy include, floods, severe storms, erosion, and bushfires. Of relevance to the site is bushfire and coastal hazards (i.e. severe storms, erosion, storm surge), which has been considered and addressed through the preparation of a Bushfire Management Plan (which considers how future emergency evacuation can be accommodated) and a Coastal Hazard Risk Management and Adaptation Plan.

## 2.9 SPP 3.7: PLANNING IN BUSHFIRE PRONE AREAS

The purpose of State Planning Policy 3.7 (SPP 3.7) and is summarised as preserving life and reducing the impact of bushfire on property and infrastructure through effective risk-based land use planning.

The Structure Plan includes a bushfire management plan to detail how SPP 3.7 and the bushfire protection criteria outlined within the Guidelines for Planning in Bushfire Prone Areas Version 1.3 can be satisfied, and includes the completion of a bushfire attack level (BAL) assessment.

Refer Appendix 5, Bushfire Management Plan.

### **3.0 REGIONAL & SUB-REGIONAL STRATEGY**

#### **3.1 WHEATBELT REGIONAL PLANNING AND INFRASTRUCTURE FRAMEWORK**

The Framework organises the Wheatbelt Region into five sub-regions. The site being located within the Central Coast sub-region.

The Framework calls for an increase in the current contribution the tourism sector makes toward the Gross Value of Regional Production (3.3 per cent).

The Pinnacles is identified as one of the most visited attractions for day-trips within the region.

The Framework recognises the need to increase the amount of tourism facilities to cater for an expected increase in inter-state and international visitors, including the development of overnight tourism (rather than just day-trip). Camping and caravan park facilities along the central coast are seen as a key component to accommodating some of this demand.

#### **3.2 GUILDERTON TO KALBARRI SUB-REGIONAL PLANNING STRATEGY (DRAFT)**

The Draft Strategy outlines a vision to guide future planning for the Guilderton to Kalbarri sub-region.

The Pinnacles are identified as a State Strategic Tourism site, attracting over 190,000 individual visitors per year. The Strategy welcomes tourism development that creates more incentives for people to stay or visit places along Indian Ocean Drive.

In terms of tourism zoned land, the Draft Strategy identifies a potential land supply constraint within the Shire of Gingin. The Approval of 168 ha of Tourism zoned land on the site by the Minister for Planning in April 2018 now addresses some of the land supply issues.

### **4.0 LOCAL PLANNING STRATEGY**

#### **4.1 SHIRE OF GINGIN LOCAL PLANNING STRATEGY**

The Shire of Gingin Local Planning Strategy was prepared to guide a long-term vision for land use and development in the municipality. While tourism is recognised as a key opportunity for economic stimulus into the Shire, the Strategy asserts that current accommodation and attraction for holidays is focused on the Lancelin and Guilderton townsites. However, the Strategy states that all coastal towns have the landscape attributes to provide for tourism opportunities. A major consideration for planning of tourism activities is to ensure that the landscape character and lifestyle values are not compromised. According to the Strategy's recommendations, the quality of tourism product should be improved and diversified, with the opportunity to increase the profile of the Shire as a tourist destination.

Specific to the Structure Plan, the Strategy (p15) states that there is "Possible increased demand for residential expansion, initially for non-permanent residents and tourists." The recommendations section also suggests that there is potential for another short stay caravan park, and this should be investigated as a 'medium' priority.

The Local Planning Strategy was prepared in 2012 before the site was zoned Tourism in 2018.

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## 5.0 OPERATIONAL POLICIES

### 5.1 GOVERNMENT SEWERAGE POLICY

The Government Sewerage Policy 2016 provides the State Government's position with regard to provision of reticulated sewer to development. The Policy establishes an expectation that reticulated sewerage will be provided to all new subdivision and developments, and provides potential exemptions to the requirement to provide connection.

The Golden Beach development includes connection of all dwellings to reticulated sewer. Therefore, the development proposal complies with the requirements of the Government Sewerage Policy 2016, and none of the exemptions in the Policy are relevant.

### 5.2 PLANNING BULLETIN 83/2013 – PLANNING FOR TOURISM

Planning Bulletin 83/2013 – Planning for Tourism articulates the WAPC's policy position for decision making relating to tourism proposals. The Bulletin's policy objectives, advocating for flexibility in the design and assessment of tourism development, is consistent with this proposal.

### 5.3 PLANNING BULLETIN 49/2014 – CARAVAN PARKS

Planning Bulletin 49/2014 – Caravan Parks supports the designation of sites for caravan parks in areas of high amenity (eg. coastal frontage or access). The Structure Plan is consistent with these requirements.

### 5.4 6.4.3. PLANNING BULLETIN 99 – HOLIDAY HOMES GUIDELINES

Planning Bulletin 99 – Holiday Homes Guidelines supports the tourism industry through the recognition that Holiday Homes can play an integral role in providing a desired mix of overall tourist accommodation. The Bulletin is primarily focused on the management of Holiday Homes. The proposal will provide holiday home accommodation within a strata residential form, to create an opportunity for management and administrative functions to be assumed by the resort operator.

## **6.0 LOCAL PLANNING POLICIES**

### **6.1 LPPS 1.1: STRUCTURE PLANS**

The objectives and policy statements of the Shire's Local Planning Policy Statement No 1.1 – Structure Plans reinforces the requirement for a Structure Plan to be prepared on the site to guide development in an orderly and coordinated manner.

### **6.2 LPPS 1.3: TOURISM ZONE**

The Shire's Local Planning Policy Statement No 3.2 – Tourism Zone primary objective is "To encourage the development of tourist accommodation and related services."

The Structure Plan is consistent with the LPPS 1.3, as the site is zoned Tourism and ready to accommodate tourism based land uses.