



Council Policy

Tourism Philosophy

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At its Ordinary Council Meeting of the 19 March 2002, Item 11.2.1, Council resolved as follows:

THAT Council adopts the following philosophy when dealing with applications for tourism projects throughout the City of Albany:

- Council not support requests for the conversion to freehold of those Crown reserves throughout the City of Albany over which Council maintains the management order and the reserve is leased to private individuals for the purpose of developing and operating tourism activities.
- The terms “short stay” and “tourism accommodation” shall mean any residential activity where an individual person/family does not occupy the premises for more than 3 months in any 12 month period, whether that period is consecutive or intermittent.
- Prime tourism sites are those freehold, zoned land parcels which front, or are only separated by a coastal and/or road reserve, the coast or Albany’s harbours.
- The percentage of residential units in a tourism development should be inversely proportionate to the tourism value and prime nature of the site with maximum percentages of 10% for prime sites and 50% for less attractive locations. The residential units should be evenly distributed throughout the site (with no accumulation of residential units along particular frontages, or the development of residential enclaves).
- Where residential units are being mooted within a tourism site, the subject land must be connected to a reticulated sewer system operated by the Minister for Water Resources.
- Where units within tourism sites are to be sold to investors, the transfer of ownership should only be by way of a built strata and no strata clearances should be supported by Council until the resort infrastructure (restaurant, landscaping, recreational facilities, etc) has been completed in accordance with the approved plans.
- Council advise the West Australian Planning Commission that it will not generally support any request from developers to subdivide tourism sites to create freehold or vacant survey allotments.
- When considering requests from landowners to rezone sites for tourism projects, the sites be zoned “Tourism Development” and appropriate clauses be inserted into the Scheme(s) requiring the preparation of an outline development plan for the site prior to any development being approved by Council.

The above guideline was adopted as a Town Planning Scheme policy, pursuant to Clauses 7.21 of the City of Albany Town Planning Scheme 1A and 6.9 of the City of Albany Town Planning Scheme 3.