The Australian tourism industry makes a significant contribution to the Australian economy.

It generates $98 billion in total visitor expenditure, directly employing nearly 5 per cent of the Australian workforce and generating 8 per cent of Australia’s export value.

For this reason, it is one of Australia’s five national investment priorities.

Under the national long-term tourism strategy, Tourism 2020, the Australian, State and Territory Governments and industry are working in partnership to double overnight visitor expenditure to between $115 billion and $140 billion by 2020.

Governments are working to create the right operating environment for tourism investment and industry growth by:

› Encouraging high quality tourism experiences, including Indigenous tourism;
› Limiting the tax, red tape and other regulatory burden industry faces;
› Undertaking coordinated and effective marketing campaigns to drive demand; and
› Working with industry to support the development of tourism infrastructure that can drive demand.

As part of Tourism 2020, Tourism Ministers undertook to remove tourism investment barriers at both the state and national level.

Specifically, Tourism Ministers agreed to focus on six priority reforms that will help to:

› Simplify the development process;
› Reduce the time and cost of investing in Australian tourism infrastructure;
› Provide practical assistance to guide investors through the approvals process; and
› Provide investors with greater commercial incentives to invest in tourism infrastructure.

The 2013 Investment and Regulatory Reform Report Card (Report Card) builds on the 2012 Report Card and provides a summary of the activities the Australian and State and Territory Governments have taken in the last 12 months to advance Tourism Ministers’ regulatory reform agenda.

The 2013 Report Card shows that good progress has been made.

All jurisdictions have continued to operate tourism investment facilitation functions, with the Commonwealth Government’s new Tourism Major Project Facilitation Service up and running throughout 2013.

All relevant jurisdictions have either fully or partially implemented a review of land use definitions and, at a minimum, agreed in principle to establish merit-based processes to manage and escalate significant tourism developments and to review the development approval process in high natural amenity areas.

In addition, jurisdictions are working together to streamline environment approvals and create a one stop shop environmental assessment process.

This report also highlights some of the additional activities that have been taken to reduce the cost and time of investing in Australian tourism infrastructure.

### PRIORITY REFORMS

**Land definitions and zoning:** That at state level, tourism-based uses are defined in a standardised manner, and that these uses are more commonly included as a permitted use in planning zones.

**Merit-based processes to manage and escalate consideration of state or regionally significant tourism developments:** Developments that meet transparent and firm criteria for the determination of their significance be eligible for referral to a single higher decision making authority in each state.

**Tourism investment facilitation functions:** That a state based tourism investment facilitation management agency is established within existing government structures, in order to ensure the development of supply side strategic objectives, and their effective and efficient implementation.

**Floor space ratio concessions for accommodation in high density areas:** That mixed use precincts and sites are created to encourage short term accommodation development, with floor space ratio concessions, and other incentives such as increased height allowances, provided for the accommodation part of the development, to significantly improve the economics of the development.

**Accessible room requirements for new buildings under the Building Code of Australia (BCA):** That as a matter of priority the Australian government commissions a rigorous review by an independent party of the disability access standards for new buildings under classes 2 and 3 of the BCA.

**Development approval processes for National Parks and other high natural amenity areas:** That the approval processes for tourism development in National Parks and other high natural amenity public land are reviewed with the objective of streamlining them, while retaining their conservation focus.
Reform of green tape

As part of its undertaking to reducing the regulatory burden on industries and businesses, the Australian Government is committed to delivering a ‘one stop shop’ for environmental approvals. State planning systems will be accredited under national environmental law to remove duplication in regulation between the Commonwealth and states/territories, and to create a single environmental assessment and approval process.

The one stop shop policy aims to simplify the approvals process for businesses, lead to swifter decisions and improve Australia’s investment climate, while maintaining high environmental standards.

On 16 October 2013, the Minister for the Environment, the Hon Greg Hunt MP, announced that the government had approved the framework for achieving the one stop shop. This includes a three-stage process with each of the willing jurisdictions, comprising:

› signing a Memorandum of Understanding;
› agreement on bilateral assessments and updating any existing agreement; and
› negotiation of approval bilateral agreements within 12 months.

The Australian Government has currently signed Memorandums of Understanding with Queensland and New South Wales. This commits each party to conclude comprehensive approval bilateral agreements by 18 September 2014.

ACT CASE STUDIES

Red tape reduction

The ACT Government has established a Red Tape Reduction Panel with a specific mandate to identify and consider regulations that impose unnecessary burdens, costs or disadvantages on business activity in the ACT. The Panel is chaired by the Minister for Economic Development and comprises of representatives from within the government and key industry bodies within the ACT. Measures to reduce red tape will be a regular feature of the ACT Government’s legislative program and a “Fix My Red Tape” website has been established to provide an avenue for identifying red tape issues.

Invest Canberra

On 4 December 2013, the ACT Government launched an investment promotion agency, Invest Canberra, to provide a case managed investment facilitation service for major investors. Invest Canberra provides a single point of contact for investors who seek to operate in Canberra and the region. It offers an end-to-end service to collaborate with stakeholders, generate leads, case manage investment prospects and provide ongoing support.

In line with the national Tourism 2020 framework, tourism has been identified as a priority industry sector for Invest Canberra’s investment promotion activities. Invest Canberra will promote Canberra as an international city that is open for investment; strengthen an investment pipeline that supports international direct flights and tourism growth in the national capital. The launch of Invest Canberra marks the beginning of a new, proactive approach to attracting investment. Having one level of Government in the ACT, a collaborative approach with the business sector and a stable, growing economy will be key to Canberra’s investment success.
Character preservation for the Barossa and McLaren Vale providing certainty for industry

In early 2013 the SA Government put in place legislation to protect the character of the iconic wine, food and tourism districts of Barossa and McLaren Vale. The legislation protects the two districts from Adelaide’s urban sprawl and residential development (outside established towns), thereby preserving rural landscape character along with the ability for viticultural and agricultural industries to operate. This in turn protects the scenic and tourism attributes of the two districts to assist the tourism industry to flourish into the future. The legislation also prevents the Minister for Planning from declaring a “major development” in either of the two districts.

Protection of the unique character of the two districts provides certainty to the local community and businesses, in particular the grape, wine, food and tourism sectors. For tourism, retention of character should ensure the intrinsic appeal of the districts to visitors is safeguarded into the future, helping underpin future investment and employment in the sector. This is significant given its economic value - the Barossa tourism sector has 70+ cellar doors, 40+ dining venues and 100+ accommodation providers, the McLaren Vale also has 70+ cellar doors, numerous dining venues and approximately 50 accommodation providers. Local industry groups have supported the legislation, including the SA Wine Industry Association, Barossa Grape and Wine Association, Barossa Food, Tourism Barossa and the McLaren Vale Grape Wine and Tourism Association.

The State Planning Strategy is being amended to further guide the aspects of character that must be preserved in the two districts, including the scenic and tourism attributes. Subsequently local councils will also review and amend their Development Plans to ensure local planning controls are consistent with the legislation.

The Barossa and McLaren Vale are the first to receive this type of legislative protection in the southern hemisphere (the Napa Valley in California has had protection legislation in place for several years) and it will provide an important safeguard for the tourism and agricultural sectors for the future.

Reform of green tape

In addition to the bilateral cooperation occurring at the Council of Australian Governments (COAG) level, Tasmanian planning authorities have undertaken a process for streamlining planning procedures. In particular, integrating the approval processes related to cultural and aboriginal heritage assets with those currently required for tourism developments, facilitating a single permit process.

Roll-out of single planning template

All of Tasmania’s Local Government Areas are currently assessing and approving new planning schemes using a common, state-wide template. This template sets out standard definitions and use classes for tourism related developments include a standard ‘Major Tourism Zone’. It is anticipated that all new planning schemes will be declared by mid-2014.
This process has included declarations of interim planning schemes, and a degree of concurrent activity designed to reduce the formal assessment processes in terms of finalising the planning schemes.

**Red Tape Action Plan 2013-16**

The objective of the Tasmanian Government’s Red Tape Action Plan 2013-16 is to reduce the time businesses spend on compliance related activities. The development of the Action Plan utilised secondary research, including interviews with business enterprises, cross-government agencies and local government and industry bodies such as the Tourism Industry Council Tasmania. In addition, the Tasmanian Government is developing a suite of Smart Forms to streamline access to and completion of compliance documentation. Of particular benefit will be a cooperative project being undertaken by the Tasmanian Planning Commission and the Local Government Association of Tasmania to ensure all planning schemes are made available on-line and are interactive in nature.

**Invest Tasmania**

In recent times, the role of Tourism Tasmania has evolved to that of a purely destination marketing focussed organisation, resulting in a shift in the facilitation of tourism investment attraction to Invest Tasmania (an Economic Development ministerial portfolio). Tasmania’s Economic Development Plan released in 2011, and updated in 2013, identifies Tourism as a distinct sector with strong potential for future investment and expansion. It is in this positive context that Invest Tasmania is able to actively engage with the Tourism Investment Attraction Partnership Group.

**NSW CASE STUDY**

**Investment opportunities: tourism and properties**

The NSW Government recently announced its intention to sell non-core assets and set some aside specifically for tourism purposes, reinforcing its commitment to increasing overnight visitor expenditure in the state. The Government is actively showcasing potential tourism investment and development opportunities in NSW, including the Government-owned iconic “Sandstone Buildings” in the Sydney CBD, some unique tourism initiatives around Sydney Harbour and projects in the Greater Blue Mountains region. These opportunities were launched by the NSW Premier at a tourism showcase for investors and business leaders in September 2013.

A supporting brochure - *Investment Opportunities: Tourism & Property* - was developed for the launch by NSW Trade & Investment’s specialist investment attraction/facilitation team that focuses on the tourism sector. The brochure, available in English and Chinese, is distributed at overseas trade missions led by NSW Ministers and at meetings with domestic and international clients held in Australia and overseas. It is also used as information-sharing with Commonwealth investment agencies. A video was also produced to showcase these opportunities (http://www.youtube.com/watch?v=-uInEkrTSRk).

**QLD CASE STUDY**

Over the last 12 months Queensland has made significant progress in implementing a red tape reform agenda to boost tourism development and support new and re-investment in tourism product. Tourism investors and developers have benefited from the regulatory reforms in a number of areas:

**Providing certainty – planning system:** Queensland’s planning system has been significantly streamlined and simplified. For the first time, a draft single State Planning Policy (SPP), to be adopted late 2013, provides a state interest that particularly focuses on tourism. This will support investment by creating planning schemes that adopt the lowest appropriate level of assessment for tourism uses in appropriate locations.
Assisting — guideline for local government planners: To support local government planners implement tourism policy elements in the SPP, Queensland has developed guidance material and tools to help planners enable and deliver tourism development. These outline how sustainable tourism can occur in a range of settings and places, and include examples of planning scheme content.

Reducing — assessment timeframes and costs: Reduced levels of assessment is helping reduce assessment timeframes and costs for developers. Queensland is actively promoting more appropriate levels of assessment, meaning there will be more opportunities for tourism projects to be considered under code assessment, as opposed to impact assessment. This provides developers with greater certainty in the development process, potentially reducing the likelihood of third party appeals to the Planning and Environment Court.

Consolidating — government approvals: The new State Assessment and Referral Agency (SARA) is providing a streamlined whole of government approach to development applications where the state is an assessment manager or referral agency. This creates a ‘cone application, one response’ process for matters of interest to the state to save the tourism industry time and money.

VIC CASE STUDIES

Point Nepean National Park
The Victorian Government’s response to the Victorian Competition and Efficiency Commission’s (VCEC) Inquiry into the tourism industry included a commitment to allow private investment in areas of high natural amenity, including national parks. Significant progress in line with this commitment has already been made, with the release of a package of reforms, including:

› the National Parks Amendment (Leasing Powers and Other Matters) Bill 2013, passed in August 2013, which extends the maximum lease terms in national parks to 99 years (up from 21 years);
› the Tourism Investment Opportunities of Significance in National Parks guidelines, released in March 2013, which provides a framework for assessment of major private investment proposals in Victorian national parks; and
› the Tourism Investment Opportunities of Significance in National Parks: Making a Proposal, released in October 2013, which identifies the overall application process.

The above reforms encourage sensitive and appropriate development in national parks. A good example of their practical application is the proposed development at Point Nepean. The Victorian Government recently undertook an Expression of Interest (EOI) process to seek private sector investment for redevelopment of the Quarantine Station within Point Nepean National Park. The site comprises approximately fifty buildings, most of which have remained closed to the public, but which have historical and cultural value to the State. It is envisioned that private sector investment and the outcomes of this project will support a year round, vibrant tourism destination with a range of uses, including visitor accommodation. The Quarantine Station Buildings account for less than four per cent of the total national park and any potential development at the site will be in line with the recently released guidelines. Plans will also be in keeping with heritage, planning and environmental legislation and the values of the national park.
Investor facilitation meetings in Sydney and Melbourne and WA’s investment attraction team conducted extensive profiled room high quality hotel. As part of the ROI process, Tourism government for a mixed use development that mandated a 300 development. The site was taken to market in May 2012 in a feasibility of redeveloping the site as a hotel and mixed use Government in August 2011. The incentives included plot-ration bonus, provision of funds for infrastructure upgrades, designation of land under government control for future hotel development or conversion and discounting of Crown land for hotel developments on a ‘case by case’ basis.

Tourism WA, in cooperation with other government departments, identified a number of green field sites and building conversion opportunities in the Perth CBD, one of which was the combined Fire and Emergency Services Authority (FESA) House and the Perth Chest Clinic. With the agreement of the Department of Fire and Emergency Services and the Department of Health, Tourism WA studied the feasibility of redeveloping the site as a hotel and mixed use development. The site was taken to market in May 2012 in a two-stage registration of interest (ROI) and EOI process. The process, managed by LandCorp in partnership with Tourism WA, aimed to facilitate the highest commercial return to the government for a mixed use development that mandated a 300 room high quality hotel. As part of the ROI process, Tourism WA’s investment attraction team conducted extensive profiled investor facilitation meetings in Sydney and Melbourne and offshore through the WA and Austrade network, resulting in four highly qualified registered proponents which progressed to the EOI stage.

Proponents were required to provide a detailed analysis of their proposals, including architect drawings, full cost analysis, financial modelling, land tenure structure and proposed commercial terms. A preferred proponent was endorsed by government and an exclusive working period was entered into with the preferred proponent, Tourism WA and LandCorp. The development is anticipated to deliver 330 rooms in the four to five star category as part of a mixed use development. The hotel opening is anticipated to be in 2017/18.

Plot Ratio Bonus Inventive

Tourism WA worked with the City of Perth over a two year period to develop and implement the plot ratio bonus incentive for hotel development. A plot ratio bonus planning scheme amendment was initiated by the City of Perth on in April 2012 and was gazetted in February 2013. The changes to the planning scheme provide a 20 per cent bonus for hotel developments plus a further 20 per cent for quality hotels that meet a certain criteria. Since the approval of the plot ratio bonuses there has been a marked increase in hotel development applications, with a marked shift from 254 new rooms added since 2008 to currently some 2700 rooms under consideration and 900 rooms effectively committed.

Elizabeth Quay

Elizabeth Quay is Perth’s most prestigious development to create an outstanding precinct that returns the city’s focus to the iconic Swan River. Delivered by the WA Government through an injection of $400 million of capital and supported by the City of Perth, Elizabeth Quay will cover nearly 10 hectares of prime land and feature a 2.8 hectare inlet surrounded by landscaped terraces, boardwalks and promenades, fringed by shops, cafes, restaurants and other exciting entertainment venues. The development positions Perth as an emerging global city with Elizabeth Quay its flagship.

The Metropolitan Redevelopment Authority (MRA) provides a seamless approvals process through one authority which has the flexibility to provide incentivised land and density advantages. Its role as a redevelopment agency, with both planning approval and land development powers, enables the comprehensive revitalisation of metropolitan Perth. In view of the significance of Elizabeth Quay and its location, the MRA in consultation with Tourism WA, agreed to release the first two sites with a mandate for a 300 room premium hotel and residential development with quality environmentally sustainable design initiatives. These were released to the market in October 2012 through an EOI campaign. The opportunity was taken to market in Australia, Singapore and Hong Kong resulting in fourteen submissions with affiliations to international luxury and upscale hotel brands, validating the market demand for the project. Five proponents have been shortlisted and have been invited to submit a detailed proposal outlining their vision for a world class hotel and residential development. The MRA expects a successful proponent or proponents will be announced in early 2014.
## INVESTMENT AND REGULATORY REFORM REPORT CARD*

<table>
<thead>
<tr>
<th>PRIORITY RECOMMENDATIONS</th>
<th>Australian Government</th>
<th>ACT</th>
<th>NSW</th>
<th>NT</th>
<th>QLD</th>
<th>SA</th>
<th>TAS</th>
<th>VIC</th>
<th>WA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review land use definitions and zoning</td>
<td>N/A</td>
<td>Fully implemented</td>
<td>Implementation in progress</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Implementation in progress</td>
<td>Fully implemented</td>
<td>Implementation in progress</td>
<td>Fully implemented</td>
</tr>
<tr>
<td>Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments</td>
<td>N/A</td>
<td>N/A</td>
<td>Implementation in progress</td>
<td>Agreed in principle</td>
<td>Fully implemented</td>
<td>Implementation in progress</td>
<td>Fully implemented</td>
<td>Implementation in progress</td>
<td>Fully implemented</td>
</tr>
<tr>
<td>Establish tourism investment facilitation function in each jurisdiction</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
<td>Fully implemented</td>
</tr>
<tr>
<td>Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas</td>
<td>N/A</td>
<td>Fully implemented</td>
<td>Implementation in progress</td>
<td>Not yet considered</td>
<td>Fully implemented</td>
<td>Not yet considered</td>
<td>Not agreed</td>
<td>Implementation in progress</td>
<td>Fully implemented</td>
</tr>
<tr>
<td>Review introduction of accessible room requirements for new buildings under classes 2 and 3 of the BCA</td>
<td>Implementation in progress</td>
<td>N/A</td>
<td>N/A</td>
<td>Agreed in principle</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Review development approval process for tourism development in National Parks and other high natural amenity areas</td>
<td>Agreed in principle</td>
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<td>Implementation in progress</td>
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<td>Implementation in progress</td>
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</tr>
</tbody>
</table>

*Individual ratings of progress towards recommendations are to be used as a guide only. Each jurisdiction has self-assessed its own individual progress.*
## PROGRESS BY JURISDICTION – Australian Government

<table>
<thead>
<tr>
<th>APPLICABLE PRIORITY RECOMMENDATIONS</th>
<th>Status</th>
<th>Related initiatives that add to reform</th>
</tr>
</thead>
<tbody>
<tr>
<td>Establish tourism investment facilitation function in each jurisdiction</td>
<td>Fully implemented</td>
<td>Effective co-ordinated promotion of Australian investment opportunities is occurring at the national level through the Australian Tourism Investment Attraction Partnership formed in 2012 by Austrade, Tourism Australia and the Department of Resources, Energy and Tourism. The partnership works with the states and territories to assist and inform overseas and domestic investors about opportunities in the Australian tourism industry. Under the partnership, Austrade has identified about 80 international investors with whom it will work to better understand their investment priorities and preferences with a view to matching these with opportunities in Australia. There has been some success in attracting foreign direct investment into the Australian tourism industry, with the Chang Yuang Group investment in the Double Island Boutique Resort in Queensland in 2013. The Tourism Major Project Facilitation service was implemented on 1 November 2012 to assist proponents of major tourism projects navigate their way through the Australian Government approvals process. Promotion of the service has occurred among State and Territory Tourism Organisations, Tourism Industry Councils and developers. To date the service has attracted 24 enquiries from proponents of major tourism projects, five of which have been granted Tourism Major Project Facilitation status and are being facilitated through Australian Government approvals. Tourism Major Project Facilitation service is working to progress over $2 billion of tourism major projects that will support over 12,000 jobs.</td>
</tr>
<tr>
<td>Review introduction of accessible room requirements for new buildings under classes 2 and 3 of the BCA</td>
<td>Implementation in progress</td>
<td>The Commonwealth has committed to complete a review of the Disability (Access to Premises – Buildings) Standards by May 2016, commencing no later than 1 May 2015. Consistent with the Productivity Commission’s recommendation to undertake an independent assessment of accessible supply and demand for class 3 buildings, on 14 October 2011 Tourism Ministers tasked the Investment and Regulatory Reform Working Group to commission a study to review the introduction of accessible room requirements under the National Construction Code. This study was released in November 2013 and will inform the formal review of the Premises Standards.</td>
</tr>
<tr>
<td>Review development approval process for tourism development in National Parks and other high natural amenity areas</td>
<td>Agreed in principle</td>
<td>The Australian Government is committed to reducing the regulatory burden on industries and businesses by streamlining environmental approvals processes while maintaining high environmental standards. The Government recently announced its commitment to work with each state and territory to deliver a one-stop-shop for environmental approvals.</td>
</tr>
</tbody>
</table>
| Other                                                                  | N/A                     | The investment case is also being strengthened by the Australian Government’s reforms to increase the supply of labour to the tourism industry through:  
  › Tourism Employment Plans (Government funded and industry led) to solve regional labour and skills shortages;  
  › Visa reform to make it easier for the industry to access labour in periods of peak seasonal demand; and  
  › Tourism and Hospitality Careers Promotional Campaign (Government funded and industry led).                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
## PROGRESS BY JURISDICTION – Australian Capital Territory

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<thead>
<tr>
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</table>
| Review land use definitions and zoning | Fully implemented  | Tourism uses are considered as part of land use developments and where permissible mixed used precincts are promoted that include tourism development opportunities. Examples of major urban development projects include the Kingston Foreshore development, New ACTON precinct and the City to the Lake project where mixed use developments have been integrated into the planning process, facilitated or established.  

**Broader regulatory and investment reforms undertaken**  
Invest ACT was launched in April 2013 to provide a coordinated approach to investment facilitation. Invest ACT, Australian Capital Tourism and the ACT Government Land Development Strategy Unit are identifying tourism zoning priorities and sites for strategic tourism investment opportunities. A number of priority sites suitable for short term accommodation development have been identified and mechanisms to make the sites investment ready are underway. |
| Establish tourism investment facilitation function in each jurisdiction | Fully implemented  | Invest ACT was launched in April 2013 to provide a coordinated approach to investment facilitation. Invest ACT sits within the Economic Development Directorate and provides a coordinated Government approach to investment facilitation.  

**Broader regulatory and investment reforms undertaken**  
Tourism investment opportunities were identified as a priority area and initial pilot project for Invest ACT. A prospectus promoting potential hotel and tourist accommodation sites has been prepared to showcase well located development sites to potential investors. |
| Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas | Fully implemented  | Tourist accommodation is a permissible use in all commercial zonings except in local shopping centres (CZ4 zoning). The Territory Plan includes a zoning for leisure and accommodation which excludes residential uses. The objective is to provide for the development of entertainment, tourist accommodation and leisure faculties for residents and visitors.  

**Broader regulatory and investment reforms undertaken**  
The ACT Government has been proactive in identifying opportunities for mixed use development that includes tourism infrastructure. For example the City to Lake project will provide a framework for an urban extension of the City towards the lake and will better connect the lake and major national and regional educational and cultural institutions such as the Australian National University and the National Museum of Australia, with the City. The public waterfront and link to the City will be the centrepiece of a new mixed use city precinct along with major new public amenity, infrastructure and cultural attractions for Canberra. |
| Review development approval process for tourism development in National Parks and other high natural amenity areas | Fully implemented  | Tourism activities in areas of high natural amenity in the ACT are informed by the Tidbinbilla Nature Reserve Plan of Management 2012 and the Namadgi National Park Plan of Management 2010. The Tidbinbilla plan makes provision for identifying sites within the Reserve for nature based tourism product development, future infrastructure needs and delivery of visitor services. Development applications will be required to be considered against the approved Plans of Management. The Namadgi Plan provides for sustainable tourism related opportunities that are consistent with the protection of the park’s natural and cultural heritage values and water supply catchments. |
### PROGRESS BY JURISDICTION – New South Wales

<table>
<thead>
<tr>
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</table>
| Review land use definitions and zoning | Implementation in progress | The *Standard Instrument Local Environmental Plan* supports tourism in local communities through the following initiatives:  
- Mandating tourist and visitor accommodation as a land use in the B2 Local Centre and SP3 Tourist zones. Tourist and visitor accommodation includes backpackers’ accommodation, bed and breakfast accommodation, farm stay accommodation, hotel or motel accommodation and services apartments;  
- Mandating hotel or motel accommodation as a land use in the B3 Commercial Core, B4 Mixed Use and B6 Enterprise Corridor zones; and  
- Removing tourist and visitor accommodation as a prohibited use, allowing local councils to choose to include some or all of the tourist and visitor accommodation land uses to additional land use zones. |

The NSW Department of Planning and Infrastructure (DP&I) is undertaking a comprehensive review of the planning system. The *White Paper – A new planning system for NSW* was released on 16 April 2013 for public exhibition. DP&I undertook an unprecedented level of consultation which resulted in over 5,000 submissions. As part of the new planning system, DP&I is reviewing standard land use definitions for use in new Local Plans to ensure their appropriateness. The new system will allow for coordinated planning, funding and delivery of development and infrastructure that supports growth across the State.

**Broader regulatory and investment reforms undertaken**

In December 2012, the NSW Government released the *Visitor Economy Industry Action Plan*, which aims to double overnight visitor expenditure by 2021. The Plan supports a number of actions to:

- Develop and implement Destination Management Plans;
- Protect key visitor destinations and precincts from encroachment; and
- Implement a whole-of-government approach to visitor economy policy making.

| Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments | Implementation in progress | On 1 October 2011, NSW commenced a new assessment system for projects of State significance. The system established a separate assessment framework for State Significant Development (SSD) and State Significant Infrastructure (SSI) and includes tourism-based projects which are either categorised by value or location or a combination of both. Projects that fall within these categories will be assessed by DP&I and determined by the Minister or the Planning Assessment Commission. The independent Joint Regional Planning Panels also have responsibility for determining all local development over $20 million and some specified development over $5 million. The new planning system will carry across the current SSD and SSI assessment framework. |

**Broader regulatory and investment reforms undertaken**

In December 2012, the NSW Government released a *State Infrastructure Strategy* following careful consideration of Infrastructure NSW’s report to Government in October 2012. The Strategy sets out infrastructure projects and initiatives that the Government will prioritise for the short, medium and longer terms. The *State Infrastructure Strategy* will be the basis for partnering with the private sector, the Australian Government and local government to meet the infrastructure needs of the community and grow the NSW economy.
### PROGRESS BY JURISDICTION - New South Wales (continued)

<table>
<thead>
<tr>
<th>APPLICABLE PRIORITY RECOMMENDATIONS</th>
<th>Status</th>
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</table>
| Establish tourism investment facilitation function in each jurisdiction                            | Fully implemented             | NSW has a specialist investment attraction / facilitation group in the Department of Trade and Investment with a focus on the tourism sector.  
**Broader regulatory and investment reforms undertaken**  
NSW specialist investment team is also working with the Australian Government to facilitate opportunities through the Tourism Major Project Facilitation service. |
| Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas | Implementation in progress    | Zoning and associated provisions as well as density bonus schemes are being considered under the new planning system and developed with relevant stakeholders.  
**Broader regulatory and investment reforms undertaken**  
As outlined in the Visitor Economy Industry Action Plan, NSW Trade & Investment will develop a NSW Visitor Accommodation Supply Plan. The plan will aim to assess viable options to increase the supply of accommodation in NSW.  
In December 2012, the NSW Government established a new property and asset management body, Government Property NSW, which has replaced the State Property Authority. Government Property NSW has been established to significantly improve the management of the State’s vast property portfolio. Its main responsibilities are to realise value from surplus and under-utilised property assets, develop and implement strategic whole of government asset planning alongside agencies, and to leverage private and public sector capabilities to ensure the most efficient approaches to public sector property asset ownership, management and maintenance.  
DP&I is working to clarify the permissibility of short term lets in residential and other zones. It is also looking into ways of better linking permissibility and compliance with the newly developed *Holiday Rental Code of Conduct*. |
| Review development approval process for tourism development in National Parks and other high natural amenity areas | Fully implemented             | Recent amendments to the *NSW National Parks and Wildlife Act 1974* have removed the prohibition on commercial tourism activities in declared wilderness areas. |
## PROGRESS BY JURISDICTION – Northern Territory

<table>
<thead>
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<th>Status</th>
<th>Related initiatives that add to reform</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review land use definitions and zoning</td>
<td>Fully implemented</td>
<td>The NT Government currently undertakes all planning approvals and develops land use definitions and zoning. This system is streamlined and highly effective.</td>
</tr>
<tr>
<td>Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments</td>
<td>Agreed in principle</td>
<td>The NT Government approves in principle, but due to the small size of the territory and the streamlined planning approval process, a merit based escalation of significant tourism developments is not required.</td>
</tr>
<tr>
<td>Establish tourism investment facilitation function in each jurisdiction</td>
<td>Fully implemented</td>
<td>The NT Government has a tourism investment facilitation function in place within the Department of Business.</td>
</tr>
<tr>
<td>Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas</td>
<td>Not yet considered</td>
<td>This issue has not yet been considered, but may be discussed in the future as a possible incentive for development in the Darwin CBD. Currently no projects have issues with floor space ratios in the Darwin CBD.</td>
</tr>
<tr>
<td>Review introduction of accessible room requirements for new buildings under classes 2 and 3 of the BCA</td>
<td>Agreed in principle</td>
<td>The NT Government agrees in principle to the introduction of changes to the accessible room requirements, but has not yet had the need to discuss these changes or how they will impact on tourism investment.</td>
</tr>
<tr>
<td>Review development approval process for tourism development in National Parks and other high natural amenity areas</td>
<td>Implementation in progress</td>
<td>The NT Government is currently developing a Tourism Visitor Strategy for National Parks, which will aim to identify within each park opportunities for private investment in tourism infrastructure.</td>
</tr>
</tbody>
</table>
### Progress by Jurisdiction – Queensland

<table>
<thead>
<tr>
<th>Applicable Priority Recommendations</th>
<th>Status</th>
<th>Related Initiatives that add to reform</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review land use definitions and zoning</td>
<td>Fully implemented</td>
<td>The <em>Queensland Planning Provision Version 3</em> (QPP) was released on 25 October 2013. The QPP contains the standard planning scheme provisions made under the <em>Sustainable Planning Act 2009</em> (the Act) and provides a consistent format and structure for local governments to prepare their planning schemes in accordance with the Act, while allowing the flexibility to address the local circumstances of each local government area. This provides a clear and consistent framework for planning schemes to assist in the implementation of state, regional and local policies affecting land-use and development and for the integration of state, regional, local and community expectations in relation to planning scheme areas. The releases of the QPP demonstrates how the government is delivering a more streamlined planning system and providing sustainable development outcomes for communities throughout Queensland. The new <em>State Planning Policy</em> commenced on 2 December 2013 creating an environment conductive to new investment, revitalisation and redevelopment of the tourism industry.</td>
</tr>
<tr>
<td>Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments</td>
<td>Fully implemented</td>
<td>Queensland’s Coordinator-General has the power to declare a ‘coordinated project’ under the <em>State Development and Public Works Organisation Act 1971</em> (SDPWO Act). There are two types of coordinated project declarations, one which requires an environmental impact statement (EIS) for environmental, economic, social and cumulative impacts and one that does not require an EIS. Before making a declaration that does not require an EIS, the Coordinator-General must be satisfied the appropriate environmental impact assessments will be carried out under other legislation (e.g. <em>Environmental Protection Act 1994</em> or <em>Sustainable Planning Act 2009</em>). The Coordinator-General may also independently declare a coordinated project if he thinks it is justified. The Coordinator-General process includes whole-of-government consideration and decision-making (e.g. Capricorn Integrated Resort, Cairns Shipping Development Project, Townsville Port Expansion Project, Aquis Resort at the Great Barrier Reef Project). The new State Planning Policy (SPP) which commenced on 2 December 2013 defines the Queensland Government’s policies about matters of state interest in land use planning and development which will support investment by creating planning schemes that adopt the lowest appropriate level of assessment for tourism uses in appropriate locations.</td>
</tr>
<tr>
<td>Establish tourism investment facilitation function in each jurisdiction</td>
<td>Fully implemented</td>
<td>The Department of Tourism, Major Events, Small Business and the Commonwealth Games (DTESB), working in partnership with Tourism and Events Queensland (TEQ), provides tourism investment facilitation functions for the Queensland Government. The Tourism Investment Attraction Unit established within DTESB’s Tourism Division provides high level support and promotion of tourism investment opportunities throughout Queensland to encourage investment in Queensland tourism product. This also includes a case management approach. TEQ is currently working with the Regional Tourism Organisations throughout Queensland to rollout a series of Destination Tourism Plans that will assist in identifying tourism development and investment opportunities. Broader regulatory and investment reforms undertaken The Tourism Investment Gateway (an online tool) provides investors with information about tourism investment opportunities in Queensland, testimonials from existing investors, a tourism market profile and information on visas and a range of services and available support.</td>
</tr>
</tbody>
</table>

The new State Planning Policy commenced on 2 December 2013 creating an environment conductive to new investment, revitalisation and redevelopment of the tourism industry.
### Related initiatives that add to reform

**Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas**

To support local government planners implement tourism policy elements in the SPP, Queensland has developed a variety of guidance material and tools to help planners enable and deliver tourism development. These outline how sustainable tourism can occur in a range of settings and places, and include examples of planning scheme content. The publication, ‘Next Generation Tourism Planning’ is a guideline developed particularly for planners working in tourism development and investment in Queensland. This guideline has been developed in consultation with government, stakeholders and industry and is about enabling the efficient delivery of tourism development.

Queensland (through the Brisbane City Council) established the Brisbane Hotel Supply Task Group to address accommodation shortage in Brisbane (end 2012). As part of a partnership approach with Brisbane City Council, the Guide to Hotel Investment in Brisbane was launched in March 2013 (currently being updated). The Queensland Government is providing investors, tourism operators and developers with streamlined planning processes and case managers to help them receive the necessary approvals to start building. Brisbane City Council is actively encouraging investment and development of new fully-branded hotels in Brisbane by:

- Providing dedicated case managers for investors, developers and operators looking for hotel opportunities in Brisbane;
- Streamlining approvals for hotel projects;
- Council moratorium on infrastructure charges for new four and five-star hotel developments; and
- Creating a strong events calendar to build demand in Brisbane to build demand.

**Review development approval process for tourism development in National Parks and other high natural amenity areas**

Nature Conservation Act 1992 was amended to provide for leases for ecotourism facilities on national parks encourage new investment in ecotourism in national parks while continuing to safeguard Queensland’s natural and cultural heritage. Some of the changes to offer a more attractive investment opportunity include:

- Permanent facilities on national parks;
- Secure tenure;
- Negotiable lease terms (subject to level of investment); and
- Lease periods of up to 30 years (with possibility for renewal for a further 30 years).

**Broader regulatory and investment reforms undertaken**

A new Ecotourism Plan for Queensland has been launched to identify the government’s strategy for ecotourism over the next five years. A number of regulatory and policy changes have also been implemented to cut red tape for ecotourism operators and reduce permit requirements to access national parks. These reforms include:

- Introducing a single agreement for operators conducting commercial activities across multiple tenures (e.g. national park and marine park);
- Reducing the number of permit classes by 50 per cent;
- Introducing invoicing for payment of fees; and
- Providing online payment facilities and forms.
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| Review land use definitions and zoning | Implementation in progress | The South Australia Planning Policy Library has been developed to encourage a consistent Development Plan format across the State and to make it easier for Development Plans to be updated. The Library contains relevant policy related to tourism development, including specific zoning where appropriate (Caravan and Tourist Park Zone) and allowance for tourism in generic zones. To date 41 of 71 Development Plans across the State have been converted to the Library format representing a 58 per cent conversion rate.  

**Broader regulatory and investment reforms undertaken**

In February 2013 the Government announced a major review of South Australia’s planning legislation. An independent expert panel has been established to review the State’s planning system and provide advice on potential reforms. This provides the opportunity for tourism related issues to be raised, including the need to review definitions for tourist accommodation in the Development Regulations.  

In early 2013 the Government finalised special legislation to protect the unique heritage, culture and integrity of the Barossa Valley and McLaren Vale. The legislation will preserve rural character and make sure that future development supports, and does not detract from the dominant land uses in these areas, including tourism. The 30 Year Plan for Greater Adelaide (relevant volume of the State Planning Strategy) is currently being amended to reflect the legislation, further define the special character values of the two areas and identify land uses and activities that will protect or enhance these values. The relevant Councils will then review their Development Plans to ensure specific planning rules are consistent with the legislation and amended 30 Year Plan.  

| Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments | Implementation in progress | The Minister for Planning can declare a proposed development a Major Development if it is of major economic, social or environmental significance, and such a declaration is necessary for proper assessment to occur.  

**Broader regulatory and investment reforms undertaken**

The review of South Australia’s planning legislation referred to above, provides the opportunity to review whether creating more specific criteria would assist the decision making process about which proposed developments are declared a Major Development. In addition the Government, with Adelaide City Council is facilitating major upgrades to key sites that will help drive tourism investment and attract more visitors to Adelaide. These are:  

- A $535 million redevelopment of Adelaide Oval as a multi-purpose, multi-sport stadium that will become the home of football and cricket in South Australia, due for completion in March 2014;  
- A $350 million expansion to the Adelaide Convention Centre. Stage one is due for completion in early 2014 with stage two to be completed in 2017;  
- Redevelopment of the Riverbank Precinct which adjoins the River Torrens, Adelaide Oval and the Convention Centre. In October 2013 the Minister for Planning new planning rules that will support the redevelopment, including a mixture of entertainment uses, accommodation, outdoor recreation facilities, pedestrian links, restaurants and cafes.  


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</table>
| Establish tourism investment facilitation function in each jurisdiction                            | Fully implemented       | A Destination Development Group exists within the South Australian Tourism Commission (SATC) to facilitate investment in appropriate and sustainable product that builds on the State’s key strengths. **Broader regulatory and investment reforms undertaken**  
During the first half of 2013 the DD Group has reviewed twelve Destination Action Plans that provide a priority list of strategic tourism projects by tourism region and align key regional stakeholders. Over the last year SATC via the DD Group has provided over $1 million in funding to assist tourism infrastructure development (accommodation and access related) within the State. |
| Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas | Not yet considered      | In late 2012, revised planning controls for the City of Adelaide were finalised by the Government as a step towards revitalizing the City. Whilst not introducing specific concessions for tourist accommodation, increased building height limits can improve the economics of hotel developments by increasing potential yields. **Broader regulatory and investment reforms undertaken**  
The review of South Australia’s planning legislation referred to above, provides the opportunity to suggest that specific concessions for tourist accommodation be considered. Notwithstanding, the City of Adelaide is currently experiencing significant investment in new accommodation development. Over 640 new hotel rooms or apartments worth over $200 million at four sites have recently been provided or are currently under construction (due for completion in early 2014). |
| Review development approval process for tourism development in National Parks and other high natural amenity areas | Agreed in principle     | In November 2012, the Government launched the *People and Parks Visitor Strategy for South Australia’s National Parks, Marine Parks and Reserves*. It provides strategic direction for innovative and sustainable recreation and tourism in parks. A key strategy is to make it easier for the private sector and other organisations to provide recreation and tourism experiences in Parks. **Broader regulatory and investment reforms undertaken**  
A $1.4 million luxury safari tent camp has been approved at Wilpena Pound in the Flinders Ranges National Park. The Jkara Safari Camp is anticipated to open in February 2014. The South Australian Government has contributed $200,000 and the Australian Government has contributed $250,000.  
In November 2012, the Government authorised Management Plans for 19 Marine Parks around South Australia. The Marine Parks are divided into four different zones (or levels of protection) to help balance conservation and community use, and opportunities for tourism (including permitting arrangements for commercial operators) have been addressed in the Management Plans. |
### PROGRESS BY JURISDICTION – Tasmania

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<tbody>
<tr>
<td>Review land use definitions and zoning</td>
<td>Implementation in progress</td>
<td>All of Tasmania’s Local Government Areas are progressing, assessing and approving new planning schemes using the common state-wide planning scheme template. It is anticipated that all new interim planning schemes will be declared by the middle of 2014. This process has included the declarations of interim planning schemes, and a degree of concurrent activity to shorten potential timeline of the formal assessment processes that lead to the finalisation of planning schemes.</td>
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<td><strong>Broader regulatory and investment reforms undertaken</strong></td>
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<td>The Tasmanian Government is enabling (via co-funding) the development of regional planning and regional land use strategies by local governments. These strategies inform and are in formed by capital and regional city planning, economic development &amp; infrastructure planning, social inclusion and climate change considerations. The Tasmanian Planning Commission (TPC) also has a program of initiatives including:</td>
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<td>‣ improvements to the TPC website including reporting on key indicators of the performance of strategies and planning schemes; and</td>
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<td>‣ new functionality of the LIST mapping system to improve access to planning information online.</td>
</tr>
<tr>
<td>Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments</td>
<td>Fully implemented</td>
<td>The Tasmania Planning system provides for merit based escalation of state or regionally significant developments through integrated ‘one stop shop’ assessments.</td>
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<tr>
<td></td>
<td></td>
<td><strong>Broader regulatory and investment reforms undertaken</strong></td>
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<tr>
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<td></td>
<td>Current legislative reform is being pursued to integrate approvals for historic cultural heritage and Aboriginal Heritage approvals with the normal development application process to provide an integrated single permit process for projects that do not meet the state or regionally significant categories.</td>
</tr>
<tr>
<td>Establish tourism investment facilitation function in each jurisdiction</td>
<td>Fully implemented</td>
<td>Invest Tasmania is the lead Tasmanian Government Agency for investment attraction including for tourism. Invest Tasmania is part of the Tourism Australia Investment Attraction Partnership Group.</td>
</tr>
<tr>
<td>Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas</td>
<td>Not agreed</td>
<td>As stated previously, any changes to support floor space ratios for accommodation in high density areas can only be sought and permitted at the individual Local Council level.</td>
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</table>
### PROGRESS BY JURISDICTION – Tasmania (continued)

<table>
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<tr>
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</thead>
<tbody>
<tr>
<td>Review development approval process for tourism development in National Parks and other high natural amenity areas</td>
<td>Implementation in progress</td>
<td>The Tasmanian Premier is actively participating in the related activities of COAG in relation to its commitment to broad environmental regulation reform that enhances efficiency and increases certainty for business, while maintaining high environmental standards. COAG agreed that all jurisdictions will direct their regulatory and referral agencies to eliminate duplication and to avoid sequential assessments and delayed approval processes and also to utilise common information requirements for both assessments and approvals. The assessment of projects within the Wellington Park (Mount Wellington, Hobart) as proposed in the new Interim Planning Scheme for Hobart indicates one way of better aligning the assessment criteria. <strong>Broader regulatory and investment reforms undertaken</strong> Where a project has been declared a Project of State Significance the assessment covers all other permit processes in a single integrated process.</td>
</tr>
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</table>
### PROGRESS BY JURISDICTION – Victoria

<table>
<thead>
<tr>
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<th>Status</th>
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</thead>
<tbody>
<tr>
<td>Review land use definitions and zoning</td>
<td>Fully implemented</td>
<td>On 14 August 2013, the Victorian Minister for Planning announced the final steps in Victoria’s Zone Reform Package which includes changes to the Farming Zone and Green Wedge Zones. The main features of the reform for tourism investment are:</td>
</tr>
<tr>
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<td>› Reducing or removing some permit limitations in Farming Zones and Rural Conservation Zones, enabling applications to be considered on their merits;</td>
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<td>› Providing greater flexibility for councils to consider previously prohibited land uses; and</td>
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<tr>
<td></td>
<td></td>
<td>› Allowing greater consideration of tourism uses in all but Green Wedge Zones.</td>
</tr>
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<td></td>
<td></td>
<td>Final residential, commercial and industrial zones have also been released. Changes to the zones will allow a wider range of tourism uses, with greater flexibility.</td>
</tr>
<tr>
<td>Broader regulatory and investment reforms undertaken</td>
<td></td>
<td>The Victorian Government has released <em>Plan Melbourne</em>, which sets a vision for Melbourne to the Year 2050 and, together with eight regional growth plans that will cover the balance of Victoria, a state-wide blueprint for managing growth and development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Development continues on a variety of regional planning plans and environmental controls, including the development of a new Victorian Coastal Strategy. The draft Strategy has been released for public consultation which closed in December 2013. The final Strategy is expected to be released in late 2014.</td>
</tr>
<tr>
<td>Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments</td>
<td>Implementation in progress</td>
<td>In May 2012, the Victorian Government announced its response to the findings of the Victorian Planning System Ministerial Advisory Committee report. The response obtained a number of initiatives to inform the Victorian planning system, including further work on clarity and certainty in relation to referrals for state significant projects.</td>
</tr>
<tr>
<td>Establish tourism investment facilitation function in each jurisdiction</td>
<td>Fully implemented</td>
<td>Tourism Victoria has a specific Investment Attraction Unit which facilitates the delivery of tourism infrastructure through private and public sector projects and strategic input to tourism projects of high priority to Victoria.</td>
</tr>
</tbody>
</table>
### PROGRESS BY JURISDICTION – Victoria (continued)

<table>
<thead>
<tr>
<th>APPLICABLE PRIORITY RECOMMENDATIONS</th>
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</thead>
<tbody>
<tr>
<td>Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas</td>
<td>Implementation in progress</td>
<td>In October 2013 the Victorian Government released the draft <em>Plan Melbourne</em>, which outlines the Government’s strategy for Melbourne’s growth to the year 2050. As part of the strategy, the Government will plan and facilitate tourism investment opportunities in Melbourne and regional and rural Victoria. Specific actions include, among others, assessing and planning for accommodation and tourism services opportunities in high density areas in Melbourne and updating regulations and approval processes to support strategic tourism investment. This work will consider options to improve flexibility in the planning system in relation to tourism accommodation. Consultations on <em>Plan Melbourne</em> concluded in December 2013 and a final strategy will be released in 2014. More generally, as part of the Victorian Government zoning reform package, existing business zones have been consolidated into two new commercial zones. The new zones allow a wide range of uses analogous to mixed use precincts. Rural zones will also allow a wider range of uses.</td>
</tr>
</tbody>
</table>

| Review development approval process for tourism development in National Parks and other high natural amenity areas | Implementation in progress | The *National Parks Amendment (Leasing Powers and Other Matters) Bill 2013* passed through the Legislative Council on 22 August 2013. The Bill extends the maximum lease terms in national parks to 99 years (up from 21 years). The Bill implements part of the August 2012 Government response to the Victorian Competition and Efficiency Commission’s Report. For leases longer than 21 years, the Minister for Environment and Climate Change will need to be satisfied that the proposal is substantial, of a value which justifies the granting of a longer term lease, and the granting of the lease is in the public interest. The legislation is underpinned by the recently released *Tourism Investment Opportunities of Significance in National Parks: Guidelines*. The Guidelines provide the framework for assessment of major private investment proposals in Victorian national parks, including a five stage approval process:  - Pre-approval;  - Preliminary concept assessment stage;  - Public notification and in-principle approval stage;  - Full proposal; and  - Lease negotiation and preparation. A further document, *Tourism Investment Opportunities of Significance in National Parks: Making a Proposal* was released in October 2013 which identifies the overall application process. |
## Progress by Jurisdiction – Western Australia

<table>
<thead>
<tr>
<th>Applicable Priority Recommendations</th>
<th>Status</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Review land use definitions and zoning</td>
<td>Implementation in progress</td>
<td>Planning Bulletin 83: Planning for Tourism (PB 83) released on 24 January 2013 guides decision making by the Western Australian Planning Commission (WAPC) and local governments on tourism planning and development across the State. The Department of Planning Model Scheme Text (MST), currently under review, provides a mechanism to ensure consistent local planning scheme provisions and definitions. Consideration of tourism based uses will be included and Tourism WA has been formally consulted and the process is still ongoing.</td>
</tr>
</tbody>
</table>
| Establish merit-based process to manage and escalate consideration of state or regionally significant tourism developments | Implementation in progress       | Existing mechanisms including Regional Planning Committees, Development Assessment Panels and the Metropolitan Redevelopment Authority provide a means of considering significant tourism projects and are utilised where applicable. Examples include:  
  › Barrack St Jetty Hotel, 230 rooms, $70-80 million;  
  › Crown Towers, 500 rooms, $600 million;  
  › ‘Cicero Northbridge’, 75 rooms, $70 million;  
  › Busselton foreshore 120 room short stay development; and  
  › Albany foreshore 80-120 room short stay development.                                                                                                                                 |
| Establish tourism investment facilitation function in each jurisdiction | Fully implemented               | Tourism WA has a dedicated Investment Manager working with Australian, State and Local government, to attract and facilitate investment into tourism infrastructure. Outcomes have included intensive marketing of and facilitation for:  
  › 300 room 5 star hotel at Elizabeth Quay;  
  › 300 room 4/5 star first incentivised hotel in Perth (FESA House Site);  
  › 170 room hotel Hilton Double Tree Karratha – first in Australia; and  
  › $35 million acquisition by Zhejiang Narada (China) of the Esplanade River Suites – first in Australia.                                                                                                                                 |

### Broader Regulatory and Investment Reforms Undertaken

- State Planning Strategy Review
- Development Assessment Panels introduced.
- Establishment of tourism investment facilitation function in each jurisdiction.
- Tourism WA has a dedicated Investment Manager working with Australian, State and Local government, to attract and facilitate investment into tourism infrastructure. Outcomes have included intensive marketing of and facilitation for:
  - 300 room 5 star hotel at Elizabeth Quay;
  - 300 room 4/5 star first incentivised hotel in Perth (FESA House Site);
  - 170 room hotel Hilton Double Tree Karratha – first in Australia; and
  - $35 million acquisition by Zhejiang Narada (China) of the Esplanade River Suites – first in Australia.

Ongoing involvement in Investment Attraction Partnership Group – five year federal focus on infrastructure investment.
## PROGRESS BY JURISDICTION – Western Australia (continued)

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| Implement policy and regulatory changes to support floor space ratio concessions for accommodation in high density areas | Fully implemented       | Tourism WA was instrumental in influencing the City of Perth’s revision to Scheme Amendment 25 resulting in the endorsement in March 2013 by the Western Australian Government of incentives to encourage new hotel development, with a particular emphasis on the Perth CBD. Examples of hotel developments where bonuses and incentives are being applied are:  
› 200 room hotel FESA House;  
› 257 room hotel Holiday Inn Express;  
› Duxton Hotel expansion; and  
› 120 room Emu Brewery hotel.  

**Broader regulatory and investment reforms undertaken**  
Plot ratio bonuses have been applied to four applications from May 2013 to date by the City of Perth at Tourism WA’s recommendation. The plan to increase the City of Perth’s boundaries by merging a number of councils over the next two years will simplify the process and broaden the geographical area for the application of incentives. |

| Review development approval process for tourism development in National Parks and other high natural amenity areas | Implementation in progress | Western Australia supports the guidelines provided by the Tourism and Protected Areas Forum for the development of tourism in National Parks:  
› DPaW and Tourism WA partner in the Naturebank programme to deliver accommodation in National Parks;  
› Changes to the Conservation and Land Management Act 1984 are being implemented which could result in lease term extensions of up to 99 years; and  
› Licence terms are to be increased from 5+5 years to 10+5 years for Tour Operators accessing the State’s conservation estate.  

**Broader regulatory and investment reforms undertaken**  
Amendments to the *Conservation and Land Management Act 1984* to enable longer lease terms for operators. |
Images
1. Cover page, Bermagui, NSW. Courtesy of Tourism Australia
2. Page 3, Uluru, NT. Courtesy of Tourism Australia and James Fisher
3. Page 4, McLaren Vale, SA. Courtesy of the South Australian Tourism Commission
4. Page 4, Sydney, NSW. Courtesy of Tourism Australia
5. Page 5, Surfers Paradise, QLD. Courtesy of Tourism Australia
6. Page 6, Crown Casino, Melbourne, VIC. Courtesy of Tourism Australia
7. Page 7, Elizabeth Quay, WA. Courtesy of Tourism Western Australia
8. Page 7, WA. Courtesy of Tourism Western Australia
9. Page 24, Brisbane, QLD. Courtesy of Tourism Australia