

6.2.12 Minor Tourism Zone Code



6.2.12.1 Application

This code applies to development:

- (1) within the Minor Tourism Zone as identified on the zone maps contained in **Schedule 2 Mapping**; and
- (2) identified as requiring assessment against the Minor Tourism Zone Code by the tables of assessment in **Part 5 Tables of Assessment**.

6.2.12.2 Purpose and Overall Outcomes

- (1) The purpose of the Minor Tourism Zone is to provide for:
 - (a) a variety of activities, facilities and places that:
 - (i) are for or support tourism; and
 - (ii) have less than 20 employees; and
 - (iii) are in coastal, environmental, rural or urban areas; and
 - (b) permanent accommodation for employees, if required for the activities, facilities and places stated in paragraph (a) and appropriate for the area.

Editor's Note - In accordance with section 6 of the Regulation, the purpose statement has been changed and took effect on the commencement date.

- (2) The purpose of the Minor Tourism Zone Code will be achieved through the following overall outcomes:
 - (a) **Development:**
 - (i) facilitates a range of unique small scale tourist and visitor oriented activities, with a focus on:
 - (A) locally made or unique products;
 - (B) accommodation;
 - (C) appreciation of the natural environment; or
 - (D) experiences and enjoyment for visitors;
 - (ii) provides for vibrant and unique tourist areas that involve the repurposing of existing *dwelling houses* or establishing new development that is complementary in scale and appearance to nearby residential areas;
 - (iii) does not detract from the amenity of development on adjacent land in a residential zone;
 - (b) **Land uses:**
 - (i) include small scale *tourism activities* but excludes higher impact *tourism activities* such as *Resort complex* and *Tourist park*;

- (ii) include small scale commercial activities, which enhance the unique experience enjoyed by visitors and tourists and where impacts on surrounding *sensitive receivers* are managed and mitigated;
 - (iii) include small scale *Shops* and *Shopping centres* for the retailing of tourism products only and excludes the retailing of domestic goods including *convenience retail*, *department stores*, *discount department stores*, *full-line supermarkets* and *supermarkets*;
 - (iv) include *Dwelling house*, *Dwelling unit* and *Home based business* to support residential accommodation, including employed personnel;
 - (v) do not involve a drive-through facility in association with a *Food and drink outlet*;
 - (vi) are limited to:
 - (A) the uses listed as a consistent use in column 1 of **Table 6.2.12.2.1 Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone**; or
 - (B) the uses listed as potentially consistent uses in column 2 of **Table 6.2.12.2.1 Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone** where the use is appropriate in the zone having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the zone.
 - (vii) where not listed in **Table 6.2.12.2.1 Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone** are inconsistent uses and are not intended to occur in the zone;
- (c) **Character:**
- (i) consists of vibrant and unique tourist areas that provides for:
 - (A) the adaptive reuse of existing *Dwelling houses* into tourist uses or supporting businesses; or
 - (B) the establishment of new development that is complementary in scale and appearance to nearby residential areas;
 - (ii) consists of low-rise and small scale development that does not adversely detract from the amenity of nearby land in a *residential zone*;
- (d) **Built form:**
- (i) is small-scale and low-rise and compatible with the building height of development of adjoining premises;
 - (ii) enhances the streetscape character of the zone by:
 - (A) setting buildings back from the street;
 - (B) maintaining a low site cover;
 - (C) locating and designing buildings to address the street and public spaces; and
 - (D) designing attractive building facades.
 - (iii) provides landscaping to visually soften the front setback area and provide an attractive setting for the use;
 - (iv) is designed to protect the amenity of nearby land in a *residential zone*;
 - (v) where in Canungra, contribute to the traditional rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, building materials, bulk and scale;
 - (vi) where in Tamborine Mountain, complement the existing built form and landscape setting of the surrounding area in terms of scale, roof form, building materials and colours.
- (e) **Lot design:**
- (i) avoids further fragmentation of the land by preventing the creation of additional lots.

Table 6.2.12.2.1 - Consistent Uses and Potentially Consistent Uses in the Minor Tourism Zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
Tourism Activities	
<i>Environment facility</i> (not exceeding 500m ² TUA)	<i>Environment facility</i> *
<i>Nature-based tourism</i> (not exceeding 6 <i>tourist accommodation sites</i> or nature-based tourism)	<i>Nature-based tourism</i> *
	<i>Short term accommodation</i> *
	<i>Tourist attraction</i> *

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
activity not exceeding 500m ² TUA) <i>Short term accommodation</i> (not exceeding 6 <i>tourist accommodation sites</i> or tourist accommodation not exceeding 750m ² GFA) <i>Tourist attraction</i> (not exceeding 500m ² TUA)	
Commercial Activities	
<i>Bar</i> (where not located on <i>Main Western Road</i>) <i>Food and drink outlet</i> (not involving a drive through facility) <i>Function facility</i> (where not located on <i>Main Western Road</i> and where not exceeding 500m ² GFA in a permanent commercial building) <i>Market</i> <i>Parking station</i> <i>Shop</i> (where not exceeding 500m ² GFA and involving the retail of tourism products only) <i>Shopping centre</i> (where not exceeding 500m ² GFA and involving the retail of tourism products only)	<i>Function facility</i> * <i>Hotel</i> <i>Shop</i> (where involving the retail of tourism products only)* <i>Shopping centre</i> (where involving the retail of tourism products only)*
Community Service Activities	
<i>Community use</i>	<i>Emergency services</i>
Infrastructure Activities	
<i>Major electricity infrastructure</i> (where proposed as underground infrastructure) <i>Substation</i> <i>Telecommunications facility</i> <i>Utility installation</i> (if involving a <i>minor utility installation</i>)	<i>Major electricity infrastructure</i> *
Recreational Activities	
<i>Park</i>	
Residential Activities	
<i>Dwelling house</i> <i>Dwelling unit</i> <i>Home based business</i> (if not involving Industrial activities other than <i>minor industrial activities</i>)	
Rural Activities	
<i>Animal husbandry</i> <i>Animal keeping</i> (where low impact and small scale) <i>Cropping</i>	

* other than as specified in column 1

6.2.12.3 Assessment Benchmarks

Table 6.2.12.3.1 — Accepted and Assessable Development

Performance Outcomes	Acceptable Outcomes																						
Setbacks																							
<p>PO1 Building setbacks: (1) allow for access around buildings; (2) accommodate landscaping to soften the built form; (3) contribute to the streetscape character; (4) assist in the protection of amenity of adjacent land; and (5) allow for on-site car parking.</p> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	<p>AO1 Building setbacks are as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Setback</th> <th colspan="2">Minimum Distances Measured in Metres (m)</th> </tr> </thead> <tbody> <tr> <td colspan="3" style="text-align: center;">Front</td> </tr> <tr> <td>Street frontage</td> <td colspan="2" style="text-align: center;">6m</td> </tr> <tr> <td colspan="3" style="text-align: center;">Side and Rear</td> </tr> <tr> <td rowspan="3" style="vertical-align: top;">Side and rear boundary</td> <th style="text-align: center;">Building Height</th> <th style="text-align: center;">Setback</th> </tr> <tr> <td style="text-align: center;">Up to 4.5m</td> <td style="text-align: center;">1.5m</td> </tr> <tr> <td style="text-align: center;">For that part between 4.5m – 7.5m</td> <td style="text-align: center;">2.0m</td> </tr> <tr> <td style="text-align: center;">For that part exceeding 7.5m</td> <td colspan="2" style="text-align: center;">2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m</td> </tr> </tbody> </table> <p><i>Note - Where setbacks are required in this code or other codes, the higher numerical standard prevails.</i></p>	Setback	Minimum Distances Measured in Metres (m)		Front			Street frontage	6m		Side and Rear			Side and rear boundary	Building Height	Setback	Up to 4.5m	1.5m	For that part between 4.5m – 7.5m	2.0m	For that part exceeding 7.5m	2m plus an extra 0.5m is added for every 3m in height or part thereof over 7.5m	
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Height																							
<p>PO2 Development is of a low rise character that does not affect the amenity and privacy of adjacent land.</p>	<p>AO2 Building height, excluding <i>infrastructure activities</i>, does not exceed 2 storeys and a maximum height of 8.5m.</p>																						
Site Cover																							
<p>PO3 Development has a low site cover to ensure: (1) the predominant low scale character of the zone and adjacent land in a residential zone is maintained; and (2) the on-site provision of: (a) landscaping; (b) access and car parking; (c) servicing and deliveries; and (d) waste water disposal, where required.</p>	<p>AO3 <i>Site cover</i> does not exceed 50 per cent.</p>																						

Table 6.2.12.3.2 — Assessable Development

Performance Outcomes	Acceptable Outcomes
Built Form and Urban Design	
<p>PO1 Buildings are designed to: (1) address the street and public spaces; (2) provide opportunities for casual surveillance; (3) use landscaping to visually soften the front setback area and create a landscaped setting;</p>	<p>AO1.1 Development provides for the adaptive reuse of <i>dwelling houses</i> for tourism uses and supporting businesses.</p> <p>AO1.2 Buildings are designed to address the street and</p>

Performance Outcomes	Acceptable Outcomes
<p>(4) incorporate attractive building facades;</p> <p>(5) where in Canungra, contribute to the traditional rural village character by incorporating design elements found in existing traditional buildings such as similar roof form, building materials, bulk and scale;</p> <p>(6) where in Tamborine Mountain, complement the existing built form and landscape setting of the surrounding area in terms of scale, roof form, building materials and colours.</p>	<p>public spaces.</p> <p>AO1.3 Windows and/or balconies are provided on all floors which overlook the street and public spaces to provide opportunities for casual surveillance.</p> <p>AO1.4 Building entrances are clearly visible and accessible from the street.</p> <p>AO1.5 Outdoor storage, utility, service and loading areas are not visible from public view.</p> <p>AO1.6 <i>Aesthetic landscaping</i> with a minimum width of 1m is provided along the front boundary.</p>
Amenity	
<p>PO2 Development is designed to minimise impacts on land in an adjoining residential zone having regard to:</p> <p>(1) visual amenity;</p> <p>(2) overlooking and privacy; and</p> <p>(3) the location and design of parking areas.</p>	<p>AO2 Where adjoining land in a <i>residential zone</i>:</p> <p>(1) buildings are setback at least 5 metres from the common boundary; and</p> <p>(2) development screens or obscures any window 1.8m above ground level that has a direct view of land in a <i>residential zone</i>.</p>
Land Uses	
<p>PO3 Retail uses including <i>Shops</i> and <i>Shopping centres</i> involve the retailing of tourism products only and excludes the retailing of domestic goods including <i>convenience retail, department stores, discount department stores, full-line supermarkets</i> and <i>supermarkets</i>.</p>	<p>AO3 No Acceptable Outcome is prescribed.</p>
Reconfiguration of a Lot	
<p>PO4 No additional lots are created.</p>	<p>AO4 No Acceptable Outcome is prescribed.</p>