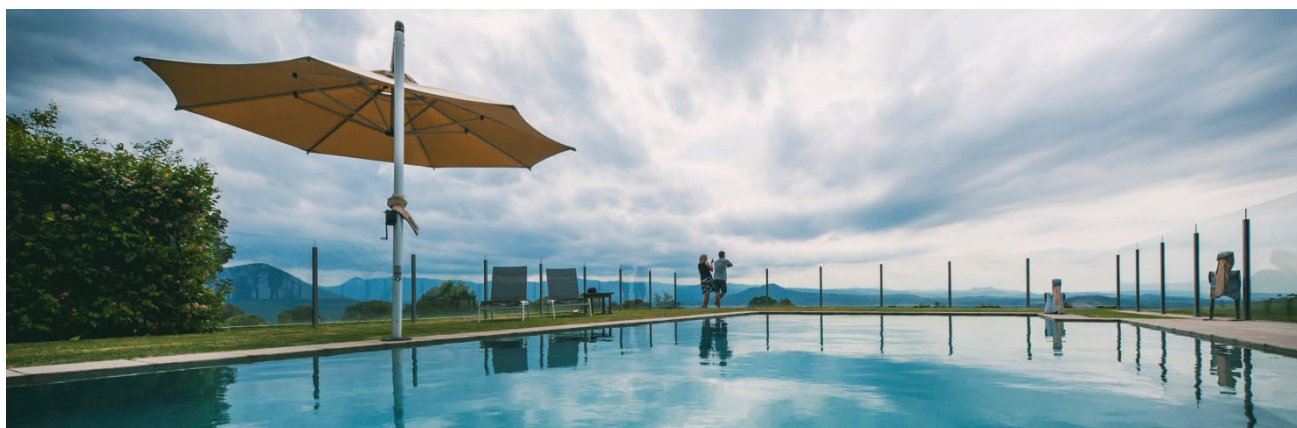


### 9.3.17 Tourism Use Code



#### 9.3.17.1 Application

This code applies to development identified as requiring assessment against the Tourism Use Code by the tables of assessment in **Part 5 Tables of Assessment**.

#### 9.3.17.2 Purpose

- (1) The purpose of the Tourism Use Code is to ensure that development is appropriately designed to:
  - (a) meet visitor needs;
  - (b) protect environmental and landscape values;
  - (c) protect the amenity of surrounding premises; and
  - (d) avoid land use conflicts.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) *Tourism activities*:
    - (i) are appropriately sited and operated according to the type of proposed use and surrounding existing and planned uses;
    - (ii) are located and designed in a manner which sensitively responds to the characteristics of the site;
    - (iii) are provided with services, utilities and high quality facilities consistent with the setting, needs of the use and the type of accommodation where supplied;
    - (iv) provide a high level of amenity and integrate visually with the surrounding built and natural environment;
    - (v) are of a scale and intensity that is compatible with the preferred character identified in the relevant zone code and predominant use of the local area;
    - (vi) only involve accommodation on a temporary basis and do not facilitate long term residential accommodation;
    - (vii) do not adversely impact on the amenity of rural and residential areas or the viable operation of *Rural activities*; and
    - (viii) where undertaken in the Rural Zone, are subordinate to *rural activities* conducted on the site.

### 9.3.17.3 Assessment Benchmarks

**Table 9.3.17.3.1— Criteria for Accepted and Assessable Development**

Performance Outcomes	Acceptable Outcomes									
<b>General Outcomes</b>										
<p><b>PO1</b> Development is located to avoid land use conflicts with <i>residential activities</i> and <i>rural activities</i> on surrounding properties.</p>	<p><b>AO1</b> Development is sited or screened so as to not overlook the living areas of adjoining residential properties.</p>									
<p><b>PO2</b> Accommodation is only supplied to guests on a temporary basis and does not facilitate long term residential accommodation.</p>	<p><b>AO2</b> Accommodation is only supplied to guests on a temporary basis with no stay being more than 40 consecutive nights.</p>									
<b>Road Access</b>										
<p><b>PO3</b> Development is provided with safe and all weather access.</p>	<p><b>AO3.1</b> Development is accessed via a <i>constructed road</i>.</p>									
	<p><b>AO3.2</b> Development is provided with safe and all weather access.</p>									
<b>Environment facility</b>										
<p><b>PO4</b> An <i>Environment facility</i> is small scale and remains subordinate to the area or feature of significance.</p>	<p><b>AO4</b> If involving an <i>Environment facility</i>, development: (1) is based on and has a direct association with a demonstrated on-site environmental, landscape, scenic or heritage value; and (2) does not exceed 100m<sup>2</sup> TUA.</p>									
<b>Short-term Accommodation and Nature Based Tourism - (where involving cabins and tents -"tourist accommodation sites")</b>										
<p><b>PO5</b> <i>Tourist accommodation sites</i>: (1) are developed at an intensity and scale that retain the predominant natural character and amenity of the site and surrounding area; (2) are designed to complement the environmental or landscape setting of the site and surrounding area; (3) are screened from public areas to reduce the visual impact of the bulk and density of buildings; and (4) do not adversely impact on the privacy and amenity of the surrounding area.</p>	<p><b>AO5.1</b> Where not in the Rural Zone, development has a maximum site coverage of 10%.</p>									
	<p><b>AO5.2</b> In the Rural Zone, development has the following accommodation density:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Site Area (ha)</th> <th style="text-align: left;">Maximum no. of <i>tourist accommodation sites</i></th> </tr> </thead> <tbody> <tr> <td>0-20</td> <td>6</td> </tr> <tr> <td>21-40</td> <td>10</td> </tr> <tr> <td>41-60</td> <td>15</td> </tr> <tr> <td>More than 60</td> <td>20</td> </tr> </tbody> </table>	Site Area (ha)	Maximum no. of <i>tourist accommodation sites</i>	0-20	6	21-40	10	41-60	15	More than 60
Site Area (ha)	Maximum no. of <i>tourist accommodation sites</i>									
0-20	6									
21-40	10									
41-60	15									
More than 60	20									
<p><b>PO6</b> The traffic and noise associated with <i>Short-term accommodation</i> and <i>Nature based tourism</i> does not cause nuisance to surrounding properties.</p>	<p><b>AO6</b> Development does not receive guests between 10pm and 6am.</p>									

Performance Outcomes	Acceptable Outcomes
<b>PO7</b> Development is small scale and is compatible with the character and amenity of the area.	<b>AO7</b> Cabins have a maximum GFA of 100m <sup>2</sup> .
<b>PO8</b> Development: (1) is designed to complement the environmental or landscape setting of the surrounding area; (2) is sited so as not to be visually prominent or intrusive; and (3) does not detract from the environmental or landscape character of the local area.	<b>AO8.1</b> Development does not involve more than 2 buildings located on ridge lines that are highly visible from public roads or surrounding areas.
	<b>AO8.2</b> Development has a direct association with: (1) an area of environmental, landscape, scenic or heritage value; or (2) a place of local interest.
<b>Tourist Attraction</b>	
<b>PO9</b> <i>Tourist attractions</i> in the Rural Zone: (1) are ancillary and subordinate to a <i>rural activity</i> ; (2) support existing <i>rural activities</i> ; (3) do not conflict with on-site or adjoining <i>rural activities</i> ; and (4) maintain existing rural amenity.	<b>AO9</b> <i>Tourist attractions</i> : (1) directly relate to, or are ancillary to, <i>Rural activities</i> being conducted on the site; or (2) have a direct association with an on-site environmental, landscape, scenic or heritage value.  <i>Editor's Note</i> - Potential operators must undertake due diligence by assessing other legislative requirements for matters such as food manufacture, building, plumbing and workplace health and safety.
<b>Parking (all uses)</b>	
<b>PO10</b> Development provides sufficient car parking to satisfy the projected needs of the development.	<b>AO10</b> Development provides: (1) that all vehicles associated with the use can be parked on the site; and (2) 1 car parking space per <i>tourist accommodation site</i> .  <i>Note</i> - This Outcome must be read in conjunction with the Carparking and Access Code where it applies.

*Editor's Note* - A Bed and Breakfast is included within the definition of Home Based Business, whether conducted in a rural area or otherwise. Please refer to the Home Based Business Code for details.

**Table 9.3.17.3.2— Criteria for Assessable Development**

Performance Outcomes	Acceptable Outcomes
<b>Scale and Design Outcomes</b>	
<b>PO1</b> The scale, design and external finish of buildings: (1) complements the character and integrates with the natural landscape of the surrounding area; (2) incorporates colours and finishes that allow the buildings to blend in with the natural landscape; and (3) complements the existing scale and	<b>AO1.1</b> The scale and bulk of the development is managed by ensuring the form of development comprises a series of smaller, separate buildings rather than one larger building/structure.
	<b>AO1.2</b> The architectural style of the development complements the character of surrounding and intended development in the zone.

Performance Outcomes	Acceptable Outcomes
character of commercial areas.	<p><b>AO1.3</b> External materials used for any new building predominantly comprises a mix of lightweight and textured materials such as timber cladding and corrugated iron.</p>
	<p><b>AO1.4</b> External finishes to buildings are muted and natural colours used so as to visually blend with the surrounding environment.</p>
<b>Protection of Rural Activities</b>	
<p><b>PO2</b> Development, where in or adjacent to land in the Rural Zone, is of a scale and intensity and located in a manner that minimises conflicts with existing <i>rural activities</i>.</p>	<p><b>AO2</b> No Acceptable Outcome is prescribed.</p>

**Editor's Note** - A Bed and Breakfast is included within the definition of Home Based Business, whether conducted in a rural area or otherwise. Please refer to the Home Based Business Code for details.