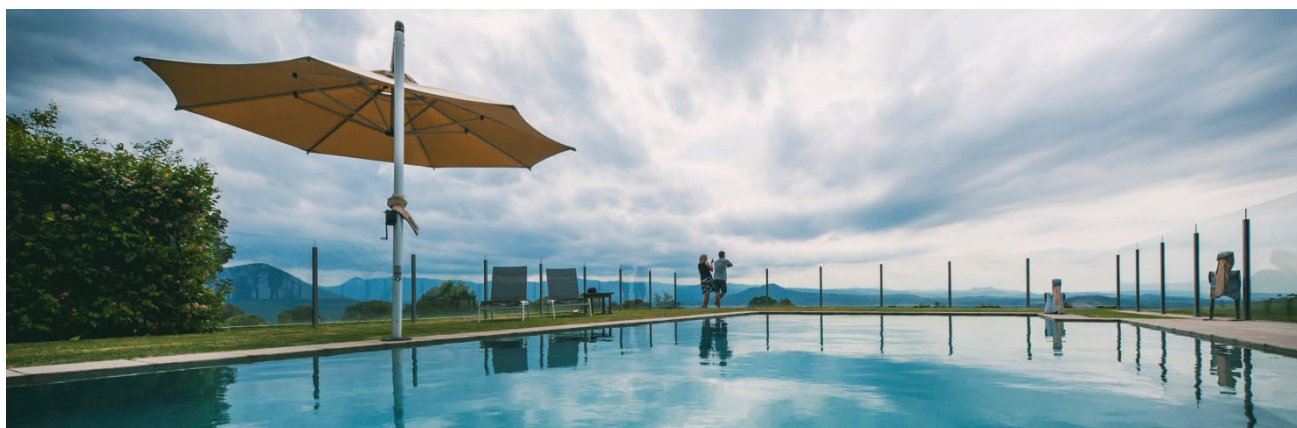


9.3.17 Tourism Use Code



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									
General Outcomes										
PO1 Development is located to avoid land use conflicts with <i>residential activities</i> and <i>rural activities</i> on surrounding properties.	AO1 Development is sited or screened so as to not overlook the living areas of adjoining residential properties.									
PO2 Accommodation is only supplied to guests on a temporary basis and does not facilitate long term residential accommodation.	AO2 Accommodation is only supplied to guests on a temporary basis with no stay being more than 40 consecutive nights.									
Road Access										
PO3 Development is provided with safe and all weather access.	AO3.1 Development is accessed via a <i>constructed road</i> .									
	AO3.2 Development is provided with safe and all weather access.									
Environment facility										
PO4 An <i>Environment facility</i> is small scale and remains subordinate to the area or feature of significance.	AO4 If involving an <i>Environment facility</i> , development: <ol style="list-style-type: none"> (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 100m² TUA. 									
Short-term Accommodation and Nature Based Tourism - (where involving cabins and tents -"tourist accommodation sites")										
PO5 <i>Tourist accommodation sites:</i> <ol style="list-style-type: none"> (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. 	AO5.1 Where not in the Rural Zone, development has a maximum site coverage of 10%.									
	AO5.2 In the Rural Zone, development has the following accommodation density: <table border="1" style="margin-left: 20px; margin-top: 10px;"> <thead> <tr> <th>Site Area (ha)</th> <th>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									
PO6 The traffic and noise associated with <i>Short-term accommodation</i> and <i>Nature based tourism</i> does not cause nuisance to surrounding properties.	AO6 Development does not receive guests between 10pm and 6am.									

Performance Outcomes	Acceptable Outcomes
PO7 Development is small scale and is compatible with the character and amenity of the area.	AO7 Cabins have a maximum GFA of 100m ² .
PO8 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.	AO8.1 Development does not involve more than 2 buildings located on ridge lines that are highly visible from public roads or surrounding areas.
	AO8.2 Development has a direct association with: (1) an area of environmental, landscape, scenic or heritage value; or (2) a place of local interest.
Tourist Attraction	
PO9 <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.	AO9 <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 - Potential operators must undertake due diligence by assessing other legislative requirements for matters such as food manufacture, building, plumbing and workplace health and safety.</i>
Parking (all uses)	
PO10 Development provides sufficient car parking to satisfy the projected needs of the development.	AO10 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 - This Outcome must be read in conjunction with the Carparking and Access Code where it applies.</i>

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
Scale and Design Outcomes	
PO1 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	AO1.1 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.
	AO1.2 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>AO1.3 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>AO1.4 External finishes to buildings are muted and natural colours used so as to visually blend with the surrounding environment.</p>
Protection of Rural Activities	
<p>PO2 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>AO2 No Acceptable Outcome is prescribed.</p>

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