

## 6.2.24 Tourist accommodation zone code

### 6.2.24.1 Application

- (1) This code applies to assessing development in the Tourist accommodation zone.
- (2) When using this code, reference should be made to Part 5.

### 6.2.24.2 Purpose

- (1) The purpose of the Tourist accommodation zone code is to provide for short-term accommodation supported by community uses and small-scale services and facilities in locations where there are tourist attractions.
- (2) The local government purpose of the code is to provide for multiple dwellings and the establishment of short-term accommodation that has a tropical design and character.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) short-term accommodation is provided at a scale, density and in locations that service tourist needs;
  - (b) a range of accommodation activities is established at a scale and density to service local and tourist needs;
  - (c) development provides a high level of amenity taking into account impacts such as traffic, noise, dust, odour, and lighting;
  - (d) development facilitates opportunities for establishing tourist facilities and services within, or adjacent to, tourist accommodation to complement the tourist accommodation and enhance the attractiveness of tourist areas;
  - (e) development provides a high level of amenity, incorporating tropical architectural elements and building design features;
  - (f) development reflects and responds to the natural features and constraints of the land;
  - (g) community facilities, open space and recreational areas and appropriate infrastructure to support the needs of the local community are provided.

### Tourist accommodation precinct 1 – Islands

- (4) In addition to 6.2.24.2 (3), the overall outcomes sought for the precinct are:
  - (a) development is subservient to the natural landscape;
  - (b) development ensures that there are no adverse effects on the natural qualities and values of the precinct.

6.2.24.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 6.2.24.3.a – Tourist accommodation zone code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
<b>For self-assessable and assessable development</b>	
<b>Height</b>	
<p><b>PO1</b> The height of all buildings and structures is in keeping with the tourist and residential character and amenity of the area.</p> <p>Note – A visual impact assessment may be required where a proposed development exceeds the height stated in AO1.1 or AO1.2. Planning scheme policy – Landscape values provides guidance on undertaking a visual impact assessment.</p> <p>Note – The site coverage stated in AO2.1 and AO2.2 corresponds with the heights stated in AO1.1 and AO1.2. Where a proposed development exceeds the height stated in AO1.1 or AO1.2, the proposed development will also be assessed against PO2.</p>	<p><b>AO1.1</b> Buildings and structures are not more than 15metres and 4 storeys in height;</p> <p>or</p> <p><b>AO1.2</b> Within Tourist accommodation precinct 1 – Islands, building and structures are not more than 8.5 metres and 2 storeys in height.</p> <p>Note – Height is inclusive of the roof height.</p>
<b>Site coverage</b>	
<p><b>PO2</b> The site coverage of all buildings and structures is in keeping with the tourist and residential character and amenity of the area.</p>	<p><b>AO2.1</b> The site coverage is not more than 50%.</p> <p>or</p> <p><b>AO2.2</b> Where for Multiple dwellings, the site coverage is not more than 40%.</p>
<b>For assessable development</b>	
<b>Uses and other development</b>	
<p><b>PO3</b> Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for the relevant precinct.</p>	<p><b>AO3.1</b> No acceptable outcomes are provided.</p>
<p><b>PO4</b> Non-residential uses that serve the local community are established in appropriate locations and subject to detailed development requirements including:</p> <ul style="list-style-type: none"> <li>(a) being located in highly accessible locations;</li> <li>(b) their proximity with other similar uses;</li> <li>(c) providing for the identified convenience needs of the local community;</li> <li>(d) not impacting on the role and function of the hierarchy of centres within the region;</li> <li>(e) resulting in positive economic and social benefits for the local community;</li> <li>(f) small scale extensions to existing non-residential uses.</li> </ul>	<p><b>AO4.1</b> No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<b>Setbacks</b>	
<p><b>PO5</b> Buildings and structures are set back to: (a) maintain the character of the area; (b) achieve separation from neighbouring buildings and frontages.</p>	<p><b>AO5.1</b> No acceptable outcomes are provided.</p>
<b>Site constraints</b>	
<p><b>PO6</b> Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.</p> <p>Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds.</p>	<p><b>AO6.1</b> No acceptable outcomes are provided.</p>
<b>Amenity</b>	
<p><b>PO7</b> Development does not adversely affect the tropical, tourist and residential character and amenity of the area in terms of traffic, noise, dust, odour, lighting or other physical or environmental impacts.</p>	<p><b>AO7.1</b> No acceptable outcomes are provided.</p>