

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
For self-assessable and assessable development	
Height	
<p>PO1 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>AO1.1 Buildings and structures are not more than 15metres and 4 storeys in height;</p> <p>or</p> <p>AO1.2 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>
Site coverage	
<p>PO2 The site coverage of all buildings and structures is in keeping with the tourist and residential character and amenity of the area.</p>	<p>AO2.1 The site coverage is not more than 50%.</p> <p>or</p> <p>AO2.2 Where for Multiple dwellings, the site coverage is not more than 40%.</p>
For assessable development	
Uses and other development	
<p>PO3 Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for the relevant precinct.</p>	<p>AO3.1 No acceptable outcomes are provided.</p>
<p>PO4 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"> (a) being located in highly accessible locations; (b) their proximity with other similar uses; (c) providing for the identified convenience needs of the local community; (d) not impacting on the role and function of the hierarchy of centres within the region; (e) resulting in positive economic and social benefits for the local community; (f) small scale extensions to existing non-residential uses. 	<p>AO4.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
Setbacks	
<p>PO5 Buildings and structures are set back to: (a) maintain the character of the area; (b) achieve separation from neighbouring buildings and frontages.</p>	<p>AO5.1 No acceptable outcomes are provided.</p>
Site constraints	
<p>PO6 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>AO6.1 No acceptable outcomes are provided.</p>
Amenity	
<p>PO7 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>AO7.1 No acceptable outcomes are provided.</p>