### Tourist accommodation zone code

#### 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.

#### 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:
   1. short-term accommodation is provided at a scale, density and in locations that service tourist needs;
   2. a range of accommodation activities is established at a scale and density to service local and tourist needs;
   3. development provides a high level of amenity taking into account impacts such as traffic, noise, dust, odour, and lighting;
   4. 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;
   5. development provides a high level of amenity, incorporating tropical architectural elements and building design features;
   6. development reflects and responds to the natural features and constraints of the land;
   7. 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**

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

#### 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 | Applicant response |
| --- | --- | --- |
| **For self-assessable and assessable development** | | |
| **Height** | | |
| **PO1**  The height of all buildings and structures is in keeping with the tourist and residential character and amenity of the area.  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.  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. | **AO1.1**  Buildings and structures are not more than 15metres and 4 storeys in height**;**  or  **AO1.2**  Within Tourist accommodation precinct 1 – Islands, building and structures are not more than 8.5 metres and 2 storeys in height.  Note – Height is inclusive of the roof height. |  |
| **Site coverage** | | |
| **PO2**  The site coverage of all buildings and structures is in keeping with the tourist and residential character and amenity of the area. | **AO2.1**  The site coverage is not more than 50%.  or  **AO2.2**  Where for Multiple dwellings, the site coverage is not more than 40%. |  |
| **For assessable development** | | |
| **Uses and other development** | | |
| **PO3**  Development is consistent with the purpose and overall outcomes sought for the zone and the outcomes sought for the relevant precinct. | **AO3.1**  No acceptable outcomes are provided. |  |
| **PO4**  Non-residential uses that serve the local community are established in appropriate locations and subject to detailed development requirements including:  (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. | **AO4.1**  No acceptable outcomes are provided. |  |
| **Setbacks** | | |
| **PO5**  Buildings and structures are set back to:  (a) maintain the character of the area;  (b) achieve separation from neighbouring buildings and frontages. | **AO5.1**  No acceptable outcomes are provided. |  |
| **Site constraints** | | |
| **PO6**  Development is located, designed, operated and managed to respond to the characteristics, features and constraints of the site and its surrounds.  Note – Planning scheme policy – Site assessments provides guidance on identifying the characteristics, features and constraints of a site and its surrounds. | **AO6.1**  No acceptable outcomes are provided. |  |
| **Amenity** | | |
| **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. | **AO7.1**  No acceptable outcomes are provided. |  |