

6.8. Tourism category zone codes

6.8.1. Major tourism zone code

6.8.1.1. Application

This code applies to the assessment of development if it is identified as an applicable code for development, as specified in the assessment benchmarks column in the tables of assessment located in Part 5 of the planning scheme.

When using this code, reference should be made to section 5.3.2 and where applicable, section 5.3.3 located in Part 5.

All subject matter in this code is applicable to the development assessment, unless the following circumstance arises:

- (1) The heading of a specific benchmarks for assessment table specifies otherwise; or
- (2) A heading within a specific benchmarks for assessment table specifies that the outcomes apply to a specific type of development or to development at a specific location; or
- (3) A performance outcome or acceptable outcome specifies that the outcomes apply to a specific type of development or to development at a specific location.

In the circumstance where point (2) or point (3) above arises the following applies:

- (1) the development assessment outcomes apply only to the type of development specified or only to development at the location specified; and
- (2) the development must still be assessed against all other general subject matter of the code (for example, assessment benchmarks including but not limited to those relating to built form, appearance, or general land use).

6.8.1.2. Purpose

The purpose of the major tourism zone code is:

- (1) to identify the desired character and amenity for the zone and to protect it from incompatible development;
- (2) to provide for the development of major integrated resort complexes and other uses within the accommodation activities group which contribute to the diversity of short-term accommodation options for visitors;
- (3) to provide for the development of a limited range of non-residential uses only if:
 - (a) they have low impacts;
 - (b) they are compatible with and support preferred land uses;
 - (c) they service the needs of tourists and visitors; and
- (4) to establish two (2) precincts and five (5) sub-precincts within the zone where particular development outcomes are specified, and the precincts and sub-precincts are identified as follows:
 - (a) the Capricorn International Resort Precinct; and
 - (b) the Great Keppel Island Precinct;
 - (i) the Accommodation Sub-precinct;
 - (ii) the Resort Complex Sub-precinct;
 - (iii) the Tourist Park Sub-precinct;
 - (iv) the Utilities Sub-precinct;
 - (v) the Village Centre Sub-precinct; and
- (5) to facilitate the achievement of the overall outcomes sought for the zone.

6.8.1.3. Overall outcomes

The purpose of the code will be achieved through the following overall outcomes:

- (1) the development is:
 - (a) a resort complex; or
 - (b) another use within the accommodation activity group which provides for the short-term stay of visitors; or
 - (c) a use which supports the accommodation activities located in the zone; and
- (2) development that is likely to have a high impact on sensitive land use does not occur within the zone;
- (3) development contributes to a high level of amenity and an attractive living environment for residents and visitors;
- (4) sensitive land use is not located in proximity to established incompatible uses without appropriate design and siting to minimise impacts on amenity;
- (5) the appearance of development provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area;
- (6) the development is provided with adequate infrastructure and essential services; and

Where located in the Capricorn International Resort Precinct

Note: The overall outcomes of the Capricorn International Resort Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (7) the development of a use within the accommodation activities group is a preferred use within the precinct in the following circumstances:
 - (a) it is nature based tourism; or
 - (b) it is a resort complex; or
 - (c) it is short-term accommodation; or
 - (d) it is a tourist park; and
- (8) the development of a use that is not within the accommodation activities group occurs within the precinct only in the following circumstances:
 - (a) it is a use which supports and services the accommodation activities located in the precinct; and
 - (b) it is small in scale; and
 - (c) the use:
 - (i) is an environment facility; or
 - (ii) is a park; or
 - (iii) is within the special activities group and it is an essential component of infrastructure servicing the precinct; and
- (9) the development is compatible with an urban form that is characterised by:
 - (a) a low to medium 'net' dwelling density;
 - (b) the height of buildings does not exceed four (4) storeys above ground level;
 - (c) low site cover;
 - (d) provision of communal open space for accommodation activities;
 - (e) appealing streetscapes and public places;
 - (f) integration with any cultural, historical, natural environment and dominant landscape features at the site and its surrounds; and

Where located in the Great Keppel Island Precinct

Note: The overall outcomes of the Great Keppel Island Precinct are additional to those of the zone and take precedence in the event of a conflict.

- (10) development in the Great Keppel Island Precinct minimises land use conflict and adverse impacts on existing land use by appropriately locating within an identified sub precinct;
- (11) the development is a preferred use within the precinct only in the following circumstances:
 - (a) where located in the Accommodation Sub-precinct;
 - (i) the use provides for the long-term stay of residents or the short-term stay of visitors; and
 - (ii) the use is a dwelling house; or
 - (b) where located in the Resort Complex Sub-precinct;
 - (i) the use:
 - (A) is an environment facility; or
 - (B) is a park; or
 - (C) is nature based tourism; or
 - (D) is a resort complex; or
 - (c) where located in the Tourist Park Sub-precinct;
 - (i) the use:
 - (A) is an environment facility; or
 - (B) is a park; or
 - (C) is a tourist park; or
 - (d) where located in the Village Centre Sub-precinct;
 - (i) the use is designed to suitably integrate with and minimise impacts on established uses in the sub-precinct; and
 - (ii) the use:
 - (A) is a bar; or
 - (B) is a caretaker's accommodation; or
 - (C) is a community use; or
 - (D) is a dwelling unit; or
 - (E) is emergency services; or
 - (F) is an environment facility; or
 - (G) is a food and drink outlet; or
 - (H) is a function facility; or
 - (I) is a hotel; or
 - (J) is a park; or
 - (K) is a shop; or
 - (L) is short-term accommodation; or
 - (e) where located in the Utilities Sub-precinct;
 - (i) the use:
 - (A) is emergency services; or
 - (B) is a substation; or

- (C) is a transport depot; or
 - (D) is a utility installation; and
- (12) the development is compatible with an urban form that is characterised by:
- (a) a low net dwelling density;
 - (b) the height of buildings does not exceed two (2) storeys above ground level;
 - (c) low site cover;
 - (g) provision of provision of private or communal open space for accommodation activities;
 - (d) appealing streetscapes and public places; and
 - (e) integration with any cultural, historical, natural environment and dominant landscape features at the site and its surrounds.

6.8.1.4. Specific benchmarks for assessment

Table 6.8.1.4.1 – Outcomes for development that is accepted subject to requirements and assessable development

Performance outcomes		Acceptable outcomes	
Built form			
Outcomes applicable where located in the Capricorn International Resort Precinct			
PO1 The height and bulk of buildings and structures are consistent with the intended character of the precinct and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.		AO1.1 Building height and the height of structures does not exceed fifteen (15) metres above ground level. AO1.2 A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building. AO1.3 Site cover does not exceed thirty (30) per cent.	
PO2 The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following: (a) minimisation of potential sources of nuisance; (b) provision of access to natural light and ventilation; (c) provision of open space for recreation; and (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places.		AO2.1 Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.3 of Schedule 10. AO2.2 The development of a use from within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following: (a) each dwelling is provided with a private open space area as follows: (i) a minimum area directly accessible from the dwelling of thirty (30) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by	

Performance outcomes	Acceptable outcomes
	<p>four (4) metres; or</p> <p>(ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or</p> <p>(b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres.</p> <p>AO2.3</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <p>(a) window sill heights a minimum of 1.5 metres above floor level; or</p> <p>(b) fixed opaque glazing in any part of the window below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</p>
Outcomes applicable where located in the Great Keppel Island Precinct	
<p>PO3</p> <p>The height and bulk of buildings and structures are consistent with the intended character of the precinct and do not adversely impact the character or amenity of the streetscape, adjoining sites and surrounding area.</p>	<p>AO3.1</p> <p>Building height and the height of structures does not exceed the following:</p> <p>(a) 8.5 metres above ground level where the ground has a slope less than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level; or</p> <p>(b) ten (10) metres above ground level where the ground has a slope equal to or greater than fifteen (15) per cent, provided that no part of the building occurs over the forty-two (42) metres Australian Height Datum contour level.</p> <p>AO3.2</p> <p>A standalone class 10a building under the Building Code of Australia, being a garage or shed, has a maximum visible width of seven (7) metres when viewed from a position at the primary road frontage lot boundary located perpendicular to and directly in front of the Class 10a building.</p>

Performance outcomes	Acceptable outcomes
	<p>AO3.3</p> <p>Site cover does not exceed thirty (30) per cent.</p>
<p>PO4</p> <p>The design and siting of buildings and structures results in a high level of on-site amenity and does not adversely impact the character or amenity of the streetscape or adjoining sites having regard to the following:</p> <ul style="list-style-type: none"> (a) minimisation of potential sources of nuisance; (b) provision of access to natural light and ventilation; (c) provision of open space for recreation; and (d) integration with and consideration of the design and siting of any buildings and structures located on adjoining sites or public places. 	<p>AO4.1</p> <p>The development of a sensitive land use is separated from the Utilities Sub-precinct by a densely vegetated and appropriately screened buffer area of at least one-hundred (100) metres.</p> <p>AO4.2</p> <p>Buildings or structures have a setback from side, rear, and road frontage lot boundaries in compliance with the setback standards identified in Table SC10.1.3 of Schedule 10.</p> <p>AO4.3</p> <p>The development of a use from within the accommodation activities group (other than an ancillary secondary dwelling) is provided with an open space area in accordance with the following:</p> <ul style="list-style-type: none"> (a) each dwelling is provided with a private open space area as follows: <ul style="list-style-type: none"> (i) a minimum area directly accessible from the dwelling of thirty (30) square metres (inclusive of verandas, patios and terraces) and part of the area has minimum dimensions of four (4) metres by four (4) metres; or (ii) if a dwelling is located entirely or predominantly above the ground level storey, each dwelling has a balcony, or a veranda, or a deck, or a roof top area directly accessible from the main living area, having a minimum private area of ten (10) square metres and the area has minimum dimensions of three (3) metres by three (3) metres; or (b) the development has a communal open space area of twenty (20) per cent of the total site area and part of the area has minimum dimensions of six (6) metres by six (6) metres. <p>AO4.4</p> <p>If the distance separating a window of a habitable room or a balcony or a patio is less than three (3) metres at ground level or nine (9) metres at levels above the ground level storey, of a window of a habitable room or a balcony or a patio of an adjacent building, privacy is protected by utilising the following:</p> <ul style="list-style-type: none"> (a) window sill heights a minimum of 1.5 metres above floor level; or (b) fixed opaque glazing in any part of the window

Performance outcomes	Acceptable outcomes
	<p>below 1.5 metres above floor level; or</p> <p>(c) fixed external screens; or</p> <p>(d) in the case of screening for a ground floor level, fencing to a height of 1.5 metres above ground floor level.</p>
Appearance	
<p>PO5</p> <p>The development is designed in a manner that contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area by incorporating elements including but not limited to the following:</p> <p>(a) emphasis on entry points;</p> <p>(b) orientation to the street and any public places;</p> <p>(c) inclusion of structures or vegetation to screen any building plant and waste storage areas from view of the street or other public places;</p> <p>(d) minimising the length of unarticulated buildings.</p>	<p>AO5.1</p> <p>The development has a pedestrian entry point at or visible from the primary road frontage.</p> <p>AO5.2</p> <p>If fencing is provided between the road frontage lot boundary and the front building line, the fencing is:</p> <p>(a) a maximum height of 1.2 metres; or</p> <p>(b) a maximum height of 1.8 metres if having a minimum transparency of fifty (50) per cent.</p> <p>AO5.3</p> <p>Any waste storage areas are screened from view of the street and adjoining public places by one or more of the following:</p> <p>(a) a solid screen fence; or</p> <p>(b) a wall; or</p> <p>(c) dense vegetation.</p> <p>AO5.4</p> <p>Any building plant is screened from view of the street and adjoining public places by a one or more of the following:</p> <p>(a) a solid screen fence, or</p> <p>(b) a roof design feature; or</p> <p>(c) a wall; or</p> <p>(d) dense vegetation.</p>

Table 6.8.1.4.2 – Additional outcomes for assessable development

Performance outcomes	Acceptable outcomes
Land use	
Outcomes applicable where located in the Capricorn International Resort Precinct	
<p>PO6</p> <p>The use contributes to the development of a major tourism precinct which:</p> <p>(a) is comprised of the following:</p> <p>(i) a large scale integrated tourist resort complex which includes compatible ancillary supporting activities and facilities; or</p> <p>(ii) other preferred uses (as identified in the overall outcomes for the precinct) which</p>	<p>No acceptable outcome is nominated.</p>

Performance outcomes	Acceptable outcomes
provide short-term accommodation options to support visitor demand.	
PO7 The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area and visitors staying in the precinct.	No acceptable outcome is nominated.
PO8 The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.	No acceptable outcome is nominated.
Outcomes applicable where located in the Great Keppel Island Precinct	
PO9 The use contributes to the development of a major tourism precinct which: <ul style="list-style-type: none"> (a) appropriately locates compatible development within specific sub-precincts (as identified in the overall outcomes for the precinct); and (b) is comprised of the following (where appropriately located within a sub-precinct as identified in the overall outcomes for the precinct): <ul style="list-style-type: none"> (i) a large scale integrated tourist resort complex which includes compatible ancillary supporting activities and facilities; or (ii) other preferred uses (as identified in the overall outcomes for the precinct) which provide short-term accommodation options to support visitor demand; or (iii) a relatively low-impact non-residential use (as identified in the overall outcomes for the precinct) which: <ul style="list-style-type: none"> (A) support the short-term accommodation activities in the precinct; or (B) service the convenience needs of residents and visitors in the precinct. 	No acceptable outcome is nominated.
PO10 The use contributes to a high level of amenity and an attractive living environment for existing residents in the immediate area and visitors staying in the precinct.	No acceptable outcome is nominated.
PO11 The use appropriately integrates with any established accommodation activities and other sensitive land use in the immediate area.	No acceptable outcome is nominated.

Performance outcomes		Acceptable outcomes
Appearance		
PO12 Large expanses of blank unarticulated building walls are broken up by use of fenestration, recesses, wall offsets, balconies, projections, or other building design features so that the development has an appearance which provides visual interest and contributes to a high level of visual amenity when viewed from the street, public places, and the surrounding area.	No acceptable outcome is nominated.	
Infrastructure		
PO13 Safe, accessible, robust and reliable infrastructure relating to access and parking, energy supply, roads, roof and allotment drainage, sewage and wastewater treatment and disposal, stormwater management, telecommunications, and water supply, is adequately provided for the development in accordance with best practice and endorsed standards for the location, and relative to the needs of the development.	AO13.1 The development complies with the requirements of the Development Works Code.	