

24.0 Major Tourism Zone

24.1 Zone Purpose

The purpose of the Major Tourism Zone is:

- 24.1.1 To provide for large scale tourist facilities which include a range of use and development.
- 24.1.2 To provide for compatible use and development that complements or enhances the tourist facilities on the site.
- 24.1.3 To provide for development that does not unreasonably impact on surrounding areas.
- 24.1.4 To ensure that any commercial uses support the tourist purpose of the site and do not compromise or distort the role of existing activity centres.

24.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Community Meeting and Entertainment	
Food Services	If not a take away food premises.
Hotel Industry	
Sports and Recreation	
Tourist Operation	
Visitor Accommodation	

Use Class	Qualification
Discretionary	
Business and Professional Services	
Educational and Occasional Care	
Emergency Services	
Food Services	If not listed as Permitted.
General Retail and Hire	
Pleasure Boat Facility	
Research and Development	
Residential	
Resource Processing	If for food or beverage production.
Transport Depot and Distribution	
Utilities	If not listed as No Permit Required.
Prohibited	
All other uses	

24.3 Use Standards

24.3.1 All uses

Objective:	That uses do not cause an unreasonable loss of amenity to residential zones.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P1</p> <p>Hours of operation of a use, excluding Emergency Services, Natural and Cultural Values Management, Passive Recreation, Residential, Utilities or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones having regard to:</p> <p>(a) the timing, duration or extent of vehicle movements; and</p> <p>(b) noise, lighting or other emissions.</p>	

<p>A2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must:</p> <p>(a) not operate within the hours of 11.00pm to 6.00am, excluding any security lighting; and</p> <p>(b) if for security lighting, be baffled so that direct light does not extend into the adjoining property.</p>	<p>P2</p> <p>External lighting for a use, excluding Natural and Cultural Values Management, Passive Recreation, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the level of illumination and duration of lighting;</p> <p>(b) the distance to habitable rooms of an adjacent dwelling.</p>
<p>A3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must be within the hours of:</p> <p>(a) 7.00am to 9.00pm Monday to Saturday; and</p> <p>(b) 8.00am to 9.00pm Sunday and public holidays.</p>	<p>P3</p> <p>Commercial vehicle movements and the unloading and loading of commercial vehicles for a use, excluding Emergency Services, Residential or Visitor Accommodation, on a site within 50m of a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone, must not cause an unreasonable loss of amenity to the residential zones, having regard to:</p> <p>(a) the time and duration of commercial vehicle movements;</p> <p>(b) the number and frequency of commercial vehicle movements;</p> <p>(c) the size of commercial vehicles involved;</p> <p>(d) manoeuvring required by the commercial vehicles, including the amount of reversing and associated warning noise;</p> <p>(e) any noise mitigation measures between the vehicle movement areas and the residential area; and</p> <p>(f) potential conflicts with other traffic.</p>

24.3.2 Discretionary uses

Objective:	That uses listed as Discretionary complement the tourism use of the site and do not compromise or distort the role of existing activity centres.	
Acceptable Solutions		Performance Criteria
<p>A1 No Acceptable Solution.</p>	<p>P1 A use listed as Discretionary must:</p> <ul style="list-style-type: none"> (a) complement or support the tourism related uses on the site; (b) not compromise the operational efficiency of any Permitted use operating within the zone; (c) not be the dominant use on the site; (d) excluding for Emergency Services, Residential or Utilities, cater primarily for demand from customers or visitors from outside the local area; and (e) not compromise the role of existing activity centres, having regard to: <ul style="list-style-type: none"> (i) the size and scale of the proposed use; (ii) the functions of the surrounding activity centres; and (iii) the extent that the proposed use impacts on surrounding activity centres. 	

24.4 Development Standards for Buildings and Works

24.4.1 Building height

Objective:	To provide for a building height that does not cause an unreasonable impact on adjoining properties and the visual character of the area.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Building height must be not more than 10m.</p>	<p>P1</p> <p>Building height must:</p> <ul style="list-style-type: none"> (a) not cause an unreasonable loss of amenity from overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties, having regard to: <ul style="list-style-type: none"> (i) the height, bulk and form of the building; (ii) separation from existing buildings on adjoining properties; and (iii) any buffers created by natural or other features; and (b) minimise the impact on the visual character of the area, having regard to: <ul style="list-style-type: none"> (i) the topography of the site; (ii) any existing vegetation; and (iii) visibility from adjoining roads and public open spaces.
<p>A2</p> <p>Building height:</p> <ul style="list-style-type: none"> (a) within 10m of a General Residential Zone, Low Density Residential Zone or Rural Living Zone must be not more than 8.5m; or (b) within 10m of an Inner Residential Zone must be not more than 9.5m. 	<p>P2</p> <p>Building height, within 10m of a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, must be consistent with buildings existing on established properties in the adjoining zone and not cause an unreasonable loss of residential amenity, having regard to:</p> <ul style="list-style-type: none"> (a) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings; (b) overlooking and reduction of privacy to adjoining properties; and (c) visual impacts caused by the apparent scale, bulk or proportions of the building when viewed from the adjoining property.

24.4.2 Setbacks

Objective:	<p>That the building setback:</p> <ul style="list-style-type: none"> (a) is compatible with the character of the surrounding area; (b) does not cause an unreasonable loss of amenity to adjoining residential areas; and (c) minimises potential conflicts with adjoining properties.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Buildings must have a setback from a frontage of:</p> <ul style="list-style-type: none"> (a) not less than 10m; (b) not less than existing buildings on the site; or (c) not more or less than the maximum and minimum setbacks of the buildings on adjoining lots. 	<p>P1</p> <p>Buildings must have a setback from a frontage that is compatible with the character of the surrounding area, having regard to:</p> <ul style="list-style-type: none"> (a) the setbacks of buildings existing on established adjacent properties; and (b) provision of adequate vehicle access, parking and landscaping.
<p>A2</p> <p>Buildings must have a setback from an adjoining property within a General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone of not less than:</p> <ul style="list-style-type: none"> (a) 5m; or (b) half the wall height of the building, whichever is the greater. 	<p>P2</p> <p>Buildings must be sited to not cause an unreasonable loss of residential amenity to adjoining properties within a General Residential Zone, Inner Residential Zone, Low Density Residential or Rural Living Zone, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the size, shape and orientation of the site; (c) the setback of existing buildings on the site and adjoining properties; (d) the bulk and form of proposed buildings; (e) overlooking and reduction of privacy of dwellings on adjoining properties; (f) overshadowing and reduction in sunlight to habitable rooms and private open space of dwellings on adjoining properties; and (g) any existing screening or the ability to implement screening.

<p>A3</p> <p>Buildings for a sensitive use must be separated from a Rural Zone or Agriculture Zone a distance of:</p> <ul style="list-style-type: none"> (a) not less than 200m; or (b) if an existing building for a sensitive use is within 200m, not less than the existing building. 	<p>P3</p> <p>Buildings for a sensitive use must be sited to not conflict or interfere with an agricultural use in the Rural Zone or Agriculture Zone, having regard to:</p> <ul style="list-style-type: none"> (a) the size, shape and topography of the site; (b) the pattern of separation of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings for sensitive uses on the site; (d) the existing and potential use of adjoining properties in those zones; and (e) any proposed or existing attenuation measures.
<p>A4</p> <p>Air extraction, pumping, refrigeration systems, compressors or generators must be separated a distance of not less than 10m from the General Residential Zone, Inner Residential Zone, Low Density Residential Zone and Rural Living Zone.¹</p>	<p>P4</p> <p>Air conditioning, air extraction, pumping, heating or refrigeration systems, compressors or generators within 10m of an adjoining General Residential Zone, Inner Residential Zone, Low Density Residential Zone or Rural Living Zone must be designed, located, baffled or insulated to not cause an unreasonable loss of amenity to sensitive uses in the adjoining zone, having regard to:</p> <ul style="list-style-type: none"> (a) the characteristics and frequency of emissions generated; (b) the nature of the proposed use; (c) the topography of the site and location of adjoining sensitive uses; and (d) any proposed or existing mitigation measures.

¹ An exemption applies for air conditioners and heat pumps in this zone – see Table 4.6.

24.5 Development Standards for Subdivision

24.5.1 Lot design

Objective:	<p>That each lot:</p> <ul style="list-style-type: none"> (a) has an area and dimensions appropriate for use and development in the zone; and (b) is provided with appropriate access to a road.
Acceptable Solutions	Performance Criteria
<p>A1</p> <p>Each lot, or lot proposed on a plan of subdivision, must:</p> <ul style="list-style-type: none"> (a) be required for public use by the Crown, a council or a State authority; (b) be required for the provision of Utilities; or (c) be for the consolidation of a lot with another lot provided both lots are within the same zone. 	<p>P1</p> <p>Each lot, or lot proposed on a plan of subdivision, must have sufficient useable area and dimensions suitable for its intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of buildings on the lot; (b) the existing buildings and the location of intended buildings; and (c) the accessibility for vehicles providing for supplies, waste removal and emergency services.
<p>A2</p> <p>Each lot, or lot proposed on a plan of subdivision, must have a frontage, or legal connection to a road by a right of carriageway, of not less than 3.6m.</p>	<p>P2</p> <p>Each lot, or lot proposed on a plan of subdivision, must be provided with a frontage or legal connection to a road by a right of carriageway, that is sufficient for the intended use, having regard to:</p> <ul style="list-style-type: none"> (a) the number of other lots which have the land subject to the right of carriageway as their sole or principal means of access; (b) the topography of the site; (c) the functionality and useability of the frontage; (d) the anticipated nature of vehicles likely to access the site; (e) the ability to manoeuvre vehicles on the site; (f) the ability for emergency services to access the site; and (g) the pattern of development existing on established properties in the area.

<p>A3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with a vehicular access from the boundary of the lot to a road in accordance with the requirements of the road authority.</p>	<p>P3</p> <p>Each lot, or a lot proposed in a plan of subdivision, must be provided with reasonable vehicular access to a boundary of a lot or building area on the lot, if any, having regard to:</p> <ul style="list-style-type: none"> (a) the topography of the site; (b) the length of the access; (c) the distance between the lot or building area and the carriageway; (d) the nature of the road and the traffic; and (e) the pattern of development existing on established properties in the area.
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24.5.2 Services

Objective:	That the subdivision of land provides services for the future use and development of the land.	
Acceptable Solutions	Performance Criteria	
<p>A1</p> <p>Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must:</p> <ul style="list-style-type: none"> (a) be connected to a full water supply service if the frontage of the lot is within 30m of a full water supply service; or (b) be connected to a limited water supply service if the frontage of the lot is within 30m of a connection to a limited water supply service, unless a regulated entity advises that the lot is unable to be connected to the relevant water supply service. 	<p>P1</p> <p>No Performance Criterion.</p>	
<p>A2</p> <p>Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must have connection to a reticulated sewerage system.</p>	<p>P2</p> <p>Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site wastewater treatment system adequate for the future use and development of the land.</p>	

<p>A3</p> <p>Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of connecting to a public stormwater system.</p>	<p>P3</p> <p>Each lot, or lot proposed on a plan of subdivision, excluding for public open space, a riparian or littoral reserve or Utilities, must be capable of accommodating an on-site stormwater management system adequate for the future use and development of the land, having regard to:</p> <ul style="list-style-type: none">(a) the size of the lot;(b) topography of the site;(c) soil conditions;(d) any existing buildings on the site;(e) any area of the site covered by impervious surfaces; and(f) any watercourse on the land.
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