



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 18 Farm Stay

##### 1.0 Purpose

The purpose of this code is to facilitate the operation of rural properties as Farm Stay tourist accommodation, in association with viable farming activities. Such accommodation is to be of a standard that is consistent with the accommodation needs of the touring public without impacting upon the amenity of surrounding areas.

This code also seeks to protect and enhance the rural values of the City, whilst providing for the further promotion and diversification of the Gold Coast City tourism industry.

##### 2.0 Application

2.1 This code applies to development for the purposes of Farm Stay indicated as code assessable or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Farm Stay is proposed.

2.2 Performance Criteria PC1-PC10 apply to all development subject to this code.

##### 3.0 Development Requirements

Performance Criteria	Acceptable Solutions
<b>Development that is Code Assessable or Impact Assessable</b>	
<b>Total Use Area</b>	
<p>PC1 The total use area allocated and used for the Farm Stay must not compromise the primary use of the detached dwelling as a private permanent residence.</p>	<p>AS1.1.1 The Farm Stay operates from the existing primary dwelling. OR AS1.1.2 The Farm Stay operates from an outbuilding associated with the existing primary dwelling. AS1.2 The total area allocated for the use of Farm Stay does not exceed four bedrooms. AS1.3 At least one bedroom within the dwelling house is excluded from use by the paying guests.</p>
<b>Siting</b>	
<p>PC2 The Farm Stay must be located at an adequate and safe distance from areas used for the keeping of animals, or the storage of agricultural chemicals and/or petroleum products on the site, so as to minimise any risks to public health.</p>	<p>AS2 The Farm Stay is not located within: a) 25 metres of areas where animals are housed; b) 50 metres of agricultural chemical storage or land where agricultural chemicals are regularly used; and/or c) 50 metres of areas where petroleum products are stored.</p>
<p>PC3 The Farm Stay must have minimal impact on the rural amenity and privacy of neighbouring residents.</p>	<p>AS3.1 Visual access is not possible between accommodation and guests' common areas and the habitable rooms of dwellings on surrounding properties. AS3.2 Light emanating from any source does not exceed eight lux, when measured at or above ground level at a distance of 1.5 metres outside the boundaries of the site.</p>



Performance Criteria	Acceptable Solutions
<b>Guest Facilities</b>	
<p>PC4 The facilities associated with the Farm Stay must be designed to accommodate only paying guests staying for one or more nights and must not be utilised by the general public.</p>	<p>AS4 The Farm Stay dining and recreational facilities accommodate no more than the expected maximum number of overnight guests.</p>
<b>Location</b>	
<p>PC5 The Farm Stay must be located on a property that is used for at least one viable and genuine rural activity.</p>	<p>AS5.1 The Farm Stay is located in the Rural Domain or in a LAP with a rural intent. AS5.2 The Farm Stay is established in association with the primary use on the site which is a viable and genuine rural activity. AS5.3 The Farm Stay is located on a property with a minimum site area of 20 hectares.</p>
<p>PC6 The Farm Stay must be easily accessible to the touring public, and must be located within close proximity to major transport routes, hinterland scenic routes or in an area of outstanding rural landscape character.</p>	<p>AS6.1.1 The Farm Stay is located within 400 metres of a tourist route identified on <b>Planning Strategy Map PS14 – City Image Major Scenic Routes and Transitory Gateways</b>. OR AS6.1.2 The Farm Stay is located within 400 metres of a major transport route identified on <b>Planning Strategy Map PS7 – Road System</b>. OR AS6.1.3 The Farm Stay is located within 400 metres of identified tourist attractions within the City, identified on <b>Planning Strategy Map PS6 – Tourism Strategy</b>.</p>
<b>Siting</b>	
<p>PC7 All buildings and associated facilities must be sited to complement the natural landscapes and topographical features of the site and the surrounding area, and minimise site disturbance, having regard to: a) significant views and vistas; b) natural water systems; c) remnant vegetation.</p>	<p>AS7 A site analysis, prepared in accordance with <b>Planning Scheme Policy 17 – Site Analysis</b>, has determined the most appropriate location for the building and associated facilities, and these are located in the nominated places.</p>
<b>Building Appearance</b>	
<p>PC8 Building design must be sympathetic to the rural character of the area, having regard to: a) roof forms; b) building materials; c) colours.</p>	<p>AS8 No acceptable solution provided.</p>
<b>Waste Management</b>	
<p>PC9 Disposal of effluent generated by the Farm Stay must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS9 An effluent disposal report, which has been undertaken by a competent person, has determined the most appropriate form of effluent disposal to be implemented on-site prior to the commencement of use.</p>
<p>PC10 Disposal of solid waste generated by the Farm Stay must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS10 All solid waste is disposed offsite.</p>