



## Part 7 Codes

### Division 2 Specific Development Codes

#### Chapter 35 Tourist Cabins

##### 1.0 Purpose

This code seeks to facilitate the establishment of tourist accommodation in the form of self-contained cabins in natural, semi-rural or rural settings. The intent of this code is to provide for the promotion and diversification of the Gold Coast City tourism industry, whilst protecting and enhancing those parts of the City with significant nature conservation or landscape values. This code also seeks to provide a high quality tourist experience for the travelling public, at a scale that does not adversely impact on the amenity of the subject site and local area.

##### 2.0 Application

- 2.1 This code applies to development for the purposes of Tourist Cabin development indicated as being code or impact assessable by the Table of Development of the domain or Local Area Plan (LAP) within which the Tourist Cabins are proposed.
- 2.2 Performance Criteria PC1-PC16 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>Siting</b>	
<p>PC1</p> <p>The Tourist Cabins must be located at an adequate and safe distance from areas used for the keeping of animals, or the storage of larger than domestic quantities of chemicals and/or petroleum products, to minimise any risks to public health.</p>	<p>AS1</p> <p>The Tourist Cabins are not located within:</p> <ul style="list-style-type: none"> <li>a) 20 metres of areas where animals (excluding domestic) are housed;</li> <li>b) 50 metres of agricultural chemical storage and 50 metres of an area where agricultural chemicals are regularly used; and/or</li> <li>c) 50 metres of areas where petroleum products are stored.</li> </ul>
<p>PC2</p> <p>The Tourist Cabins and ancillary uses must be sited so as to ensure they do not adversely impact on the privacy of neighbours or surrounding properties.</p>	<p>AS2</p> <p>The Tourist Cabins and guest common areas are sited so as not to overlook the living areas of neighbouring or surrounding properties.</p>
<p>PC3</p> <p>Tourist Cabins must not adversely affect or restrict agricultural activities on land identified on <b>Overlay Map OM2 – Good Quality Agricultural Land</b>.</p>	<p>AS3.1</p> <p>Tourist Cabins are not located on land identified on <b>Overlay Map OM2 – Good Quality Agricultural Land</b>.</p> <p>AS3.2</p> <p>Where Tourist Cabins are located adjacent to GQAL, buffering consistent with the <b>Planning Guidelines: Separating Agricultural and Residential Land Uses (DNR/DCILGP, 1997)</b> is provided.</p>



Performance Criteria	Acceptable Solutions
<b>Building Setback</b>	
<p>PC4 The Tourist Cabins must provide for setbacks from the street frontage and the side and rear boundaries of the site which are appropriate for the:</p> <ul style="list-style-type: none"> <li>a) efficient use of the site;</li> <li>b) nature of the Tourist Cabin experience;</li> <li>c) separation from neighbouring properties and from frontages to roads.</li> </ul>	<p>AS4.1 The Tourist Cabins are set back not less than ten metres from the road frontage.</p> <p>AS4.2 The Tourist Cabins are not less than six metres from any other boundary of the site.</p>
<b>Site Coverage</b>	
<p>PC5 The site coverage of all buildings must not result in a built form that is visually intrusive.</p>	<p>AS5 The site coverage is not greater than 10%.</p>
<b>Neighbourhood Character</b>	
<p>PC6 Ancillary equipment, materials, machinery or tools of trade, used in conjunction with the Tourist Cabin use, must be stored in a manner consistent with the character of the local area.</p>	<p>AS6.1.1 A Class 10 building is used to house any equipment, materials, machinery or tools of trade ancillary to the Tourist Cabin use.</p> <p>OR</p> <p>AS6.1.2 A dedicated area for the storage of any equipment, materials, machinery or tools of trade, ancillary to the Tourist Cabin use is located behind the front building setback, and fencing and screen landscaping is provided in accordance with the approved landscape plan.</p>
<b>Building Appearance</b>	
<p>PC7 Building design must be sympathetic to the landscape character of the local area, and must use natural materials and colours sympathetic to the landscape.</p>	<p>AS7 The building design, materials and colours respond to and are sympathetic to the natural site conditions.</p>
<b>Site Area</b>	
<p>PC8 The site must be of a sufficient size to accommodate the Tourist Cabins, while retaining a predominantly natural character.</p>	<p>AS8 The minimum site area is 20 hectares.</p>



Performance Criteria	Acceptable Solutions																		
<b>Accommodation Density</b>																			
<p>PC9</p> <p>The maximum accommodation density of the site must be appropriate for the site's capacity, given site constraints and having regard to:</p> <ul style="list-style-type: none"> <li>a) visual impacts;</li> <li>b) local amenity</li> <li>c) waste disposal;</li> <li>d) vehicular access;</li> <li>e) bushfire hazard;</li> <li>f) ecological impacts;</li> <li>g) impacts upon waterways.</li> </ul>	<p>AS9.1.1</p> <p>The accommodation density is determined in accordance with detailed technical reports illustrating that the intended yield is capable of being accommodated without resulting in:</p> <ul style="list-style-type: none"> <li>a) an impact upon scenic values, landscape quality and character and visual amenity;</li> <li>b) an undesirable impact upon local amenity;</li> <li>c) on-site or off-site contamination of soil or water;</li> <li>d) degradation of traffic amenity or safety;</li> <li>e) an unsustainable impact upon ecologically significant areas on and adjacent to the site. But in all cases the maximum allowable accommodation density, including 1 x 3 bedroom manager's/ caretaker's residence or unit and any other accommodation on site for persons other than guests, shall not exceed the following:</li> </ul> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Site Area (hectares)</th> <th>Max Number of Buildings</th> <th>Max Number of Persons</th> </tr> </thead> <tbody> <tr> <td>20-40</td> <td>10</td> <td>20</td> </tr> <tr> <td>41-60</td> <td>15</td> <td>30</td> </tr> <tr> <td>61-80</td> <td>20</td> <td>40</td> </tr> <tr> <td>81-100</td> <td>25</td> <td>50</td> </tr> <tr> <td>&gt;100</td> <td>25</td> <td>50</td> </tr> </tbody> </table> <p>OR</p> <p>AS9.1.2</p> <p>The site is less than 20 hectares, occurs in a domain other than the Rural Domain, and the accommodation density is in accordance with the domain or LAP precinct in which the Tourist Cabins are proposed.</p>	Site Area (hectares)	Max Number of Buildings	Max Number of Persons	20-40	10	20	41-60	15	30	61-80	20	40	81-100	25	50	>100	25	50
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<b>Amenity Protection</b>																			
<p>PC10</p> <p>The Tourist Cabins and ancillary uses must not adversely impact on the amenity of neighbours or surrounding properties.</p>	<p>AS10</p> <p>Lighting associated with the Tourist Cabins has been designed and constructed to ensure that it does not adversely impact upon the amenity of neighbouring and surrounding properties.</p>																		
<b>Waste Disposal</b>																			
<p>PC11</p> <p>Disposal of effluent generated by the use must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS11</p> <p>An effluent disposal report, 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>PC12</p> <p>Disposal of solid waste, generated by the use, must not result in any on-site or off-site contamination of soil and ground or surface waters.</p>	<p>AS12</p> <p>All solid waste is disposed off-site.</p>																		
<b>Guest Facilities</b>																			
<p>PC13</p> <p>The facilities associated with the Tourist Cabins must be designed to only accommodate paying guests staying for one or more nights and must not be utilised by people who are not guests.</p>	<p>AS13</p> <p>The dining facilities associated with the Tourist Cabins accommodate not more than the expected maximum number of guests.</p>																		



Performance Criteria	Acceptable Solutions
<b>Function of the Use</b>	
<p>PC14 The tourist cabins must be restricted in size and designed with limited amenities so that they are utilised for short-term accommodation and cannot be used for permanent accommodation.</p>	<p>AS14.1 The Gross Floor Area of each individual cabin does not exceed 60m<sup>2</sup>.</p> <p>AS14.2 The cabin is not provided with any of the following: a) an oven; b) a garage or carport attached to or beside the dwelling; c) an individual electric meter box; d) an individual mailbox.</p>
<p>PC15 The primary use of the site must be for accommodating tourists. Buildings and structures that encourage activities that are not consistent with the primary use of the site must be kept to a minimum.</p>	<p>AS15.1 Recreational facilities are limited to walking paths, passive recreation areas and a common room for the use of persons occupying the tourist cabins.</p> <p>AS15.2 The tourist cabin development provides sporting and recreational facilities that are small scale and limited in nature.</p>
<b>Fire Hydrant Installations in Community Title Developments</b>	
<p>PC16 The installation of Fire Hydrants in Community Title or similar developments must ensure that these are easy to locate and use in times of emergency, and are to a standard consistent with service needs.</p>	<p>AS16 Fire Hydrant installation for the development is provided consistent with the requirements of <b>Australian Standard AS2419.1 – Fire Hydrant Installations (System Design, Installation and Commissioning)</b>.</p>