

9.3.11 Nature-based tourism code

9.3.11.1 Application

This code applies to accepted development subject to requirements and assessable development:-

- (a) being a material change of use for nature-based tourism;
- (b) identified as requiring assessment against the Nature-based tourism code by the tables of assessment in **Part 5 (Tables of assessment)**.

9.3.11.2 Purpose and overall outcomes

- (1) The purpose of the Nature-based tourism code is to ensure nature-based tourism uses are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and the amenity of surrounding premises.
- (2) The purpose of the Nature-based tourism code will be achieved through the following overall outcomes:-
 - (a) a nature-based tourism use is located and designed in a manner which sensitively respond to site characteristics;
 - (b) a nature-based tourism use provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
 - (c) a nature-based tourism use is of a scale and intensity that is compatible with and subservient to its rural or natural setting and the preferred character of the local area;
 - (d) a nature-based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities;
 - (e) a nature-based tourism use is provided with appropriate utilities and services.

9.3.11.3 Assessment benchmarks and requirements

Table 9.3.11.3.1 Assessment benchmarks for assessable development and requirements for accepted development (excluding Self-contained recreational vehicle grounds)

Performance outcomes		Acceptable outcomes	
<i>Benchmarks and requirements for nature-based tourism uses generally</i>			
<i>Location and site suitability</i>			
PO1	A nature-based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	AO1.1	The nature-based tourism use is sited so as to not overlook the living areas of neighbouring or surrounding residential properties.
		AO1.2	The nature-based tourism use is setback at least:- (a) 50m from the common boundary of any property included in the Rural zone; and (b) 20m from any site boundary where the circumstances identified in (a) above do not apply.
PO2	The area of the site is sufficient to accommodate the use without	AO2	The site is at least 4 hectares in area.

Performance outcomes		Acceptable outcomes	
	detracting from the rural or natural character and amenity of the local area.		
PO3	The nature-based tourism use is located such that it conserves the productive characteristics of agricultural land class A and B.	AO3	The nature-based tourism use is not located on:- (a) agricultural land class A and B where identified in the Agricultural Land Overlay Maps (OM-002 Agricultural Land) .
Building design and appearance			
PO4	The scale, design and external finish of buildings:- (a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; (b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.	AO4.1 AO4.2	Buildings take the form of small, separate buildings which are visually separated. The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron.
PO5	The height of any building or structure associated with the nature based tourism use does not:- (a) overshadow adjoining residences; (b) obstruct the outlook from adjoining lots; or (c) dominate the rural or natural landscape.	AO5	The maximum height of any building or structure does not exceed 8.5m above natural ground level.
Temporary accommodation			
PO6	Accommodation is provided for short-term stays only.	AO6	Guests stay no more than 14 consecutive nights.
Additional assessment benchmarks and requirements for cabin accommodation			
Intensity of use			
PO7	The size, scale and density of cabin accommodation do not detract from the rural character and amenity of the local area.	AO7.1 AO7.2 AO7.3	The gross floor area of each cabin does not exceed 60m ² . Site density does not exceed 4 cabins per hectare. The maximum number of cabins on any site does not exceed 8.
Guest facilities			
PO8	An acceptable standard of facilities is provided for guests.	AO8	Guest accommodation is self-contained. OR A common area or building is provided for meals and other facilities.
Services and utilities			
PO9	The cabin accommodation is provided with a level of infrastructure and services that is appropriate to its setting and commensurate with the needs of residents and guests.	AO9.1 AO9.2 AO9.3	Where reticulated sewerage is not available to the site the premises is connected to an on-site treatment and disposal system that complies with the requirements of the <i>Plumbing and Drainage Act 2003</i> . Where reticulated water supply is not available to the site the premises is provided with a reliable supply of potable water that includes on-site storage of at least 45,000L plus 2,000L per guest able to be accommodated on the premises. The cabin accommodation is provided with an electricity supply.

Additional assessment benchmarks and requirements for camping grounds			
Location and site suitability			
PO10	The camping ground is located close to valued recreation features or places of interest.	AO10	The camping ground is located within 1 kilometre of at least one of the following:- (a) a rural town or rural village; (b) a designated recreation trail; (c) a beach or lake; or (d) a National Park or Conservation Park.
Intensity of use			
PO11	The size and scale of the camping ground is appropriate to a rural or natural location and does not detract from the rural or natural character and amenity of the area.	AO11.1 AO11.2 AO11.3 AO11.4	Site density does not exceed 20 camp sites per hectare. The maximum number of camp sites on any site does not exceed 100. The total gross floor area of all buildings associated with the operation of the camping ground does not exceed 500m ² . The camping ground does not include other constructed facilities such as sports courts or swimming pools.
Services and utilities			
PO12	The camping ground is provided with a level of infrastructure and services that is appropriate to its setting and commensurate with the needs of users.	AO12.1 AO12.2 AO12.3	A minimum of 1 unisex toilet is provided on-site for every 10 camp sites. Where reticulated sewerage is not available to the site the premises is connected to an on-site treatment and disposal system that complies with the requirements of the <i>Plumbing and Drainage Act 2003</i> . Where reticulated water supply is not available to the site the camping ground is provided with a reliable supply of potable water that includes on-site storage of at least 10,000L or 1,000L per camp site, whichever is the greater.

Table 9.3.11.3.2 Assessment benchmarks for assessable development and requirements for accepted development (Self-contained recreational vehicle grounds only)

Performance outcomes		Acceptable outcomes	
Location and site suitability			
PO1	The site is appropriately located to avoid potential nuisance to existing or planned residential activities arising from noise, emissions and traffic generated by the use.	AO1	The ground is located on a lot in the Limited development (constrained land) zone, Environmental management and conservation zone or Rural zone. OR The ground is located on Council or State owned or controlled land in the Open Space zone or Community facilities zone.
PO2	The site is of a size and configuration capable of accommodating: (a) caravans, motorhomes and recreational vehicles; and (b) natural or landscaped buffer areas.	AO2	The site is a minimum area of 75m ² per self-contained vehicle.
Intensity of use			
PO3	Self-contained recreational vehicle grounds have limited amenities and are	AO3.1	No more than 50 self-contained vehicles are onsite at any time.

Performance outcomes		Acceptable outcomes	
	used for short-term stays in self-contained vehicles only.	AO3.2	Only self-contained vehicles are permitted to stay.
		AO3.3	Guests stay no more than 7 consecutive nights.
		AO3.4	The ground does not include constructed facilities such as sports courts, swimming pools or kiosks.
Services and utilities			
PO4	Self-contained recreational vehicle grounds incorporate infrastructure, services and utilities appropriate to its location and setting and commensurate with its needs, including: (a) adequate rubbish storage and disposal; (b) a reliable potable water supply; (c) a unisex toilet connected to reticulated sewerage or on-site treatment and disposal facilities; and (d) a sewerage dump point.	AO4.1	For grounds which accommodate 10 or more self-contained vehicles, a minimum of 1 unisex toilet is provided.
		AO4.2	Where reticulated water supply is available to the site, the grounds are provided with access to water.
		AO4.3	Where the site is within a defined waste collection area, a central refuse collection bin is provided in accordance with Councils Waste Management Policy.
		AO4.4	Where reticulated sewer is available to the site, a dump point to receive the discharge of wastewater from holding tanks of guests' vehicles is provided.
Vehicle access			
PO5	Vehicle access to, from, and within the site is provided so as to: (a) be adequate for the type and volume of traffic to be generated; (b) not create or worsen any traffic hazard; (c) not have adverse effects on the amenity of the locality; and (d) ensure disturbance to surrounding land uses is avoided.	AO5.1	Vehicle access is limited to one major entry/ exit located on the lowest order road frontage.
		AO5.2	The site has sealed or fully formed gravel road access.
		AO5.3	Vehicle access to the site is to be provided in accordance with a plan approved by Council. Note: All works associated with vehicle crossovers must be approved by Council prior to construction commencing.
Signage			
PO6	Signage associated with the Self-contained recreational vehicle ground is small, unobtrusive and appropriate to a rural location.	AO6	Not more than 1 sign is erected on the premises and the sign: (a) has a maximum sign face area of 0.5m ² per side; and (b) is not illuminated or in motion.