

## 6.2.4 Tourist Accommodation Zone Code

### 6.2.4.1. Purpose

- (1) The purpose of the zone is to provide for short-term accommodation in locations where there is a strong focus on tourist attractions supported by community uses and small-scale services and facilities.
- (2) The local government purpose is to facilitate the on-going development of Rainbow Shores in accordance with historical approvals issued over the land.
- (3) The purpose of the code will be achieved through the following overall outcomes:
  - (a) A variety of housing choices, including multiple dwellings, dual occupancies and dwelling houses on a range of lot sizes, is provided in appropriate locations in proximity to services.
  - (b) Non-residential uses directly support the day to day needs of the residential community and do not detract from the residential amenity of the area.
  - (c) Development is designed to provide safe and walkable neighbourhoods.
  - (d) The scale and density of development facilitates an efficient land use-pattern consistent with the historical approval issued over the land.
  - (e) Development is provided with appropriate infrastructure.
  - (f) Development is established where the impacts of natural hazards are avoided or safely managed.
  - (g) Development is reflective of and responsive to the environmental constraints of the land.

### 6.2.4.2. Assessment Benchmarks for Assessable Developments and Requirements for Accepted Development

**Table 6. 4 Tourist accommodation zone code**

Performance Outcomes	Acceptable Outcomes
<b>Section 1 General</b>	
<b>PO1</b> Tourist and residential accommodation, retail and commercial activities at Rainbow Shores are consistent with the historical and intended development pattern and infrastructure capacity of the land.	<p><b>AO1.1</b> Development occurs in accordance with:</p> <p>(a) Rezoning Approval dated 8 May 1990, issued by Widgee Shire Council for a residential community comprising units, dwellings, retail and commercial establishments with a maximum resident population of 4,100 persons and public open space, all development generally in accordance with Plan of Development No. 1/90; and</p> <p>(b) Rezoning Deed dated 28 June 1990, and supplementary Rezoning Deed dated 18 November 1991.</p>
<b>Section 2 Home based business</b>	
<b>PO2</b> The activity, occupation or business is subordinate to the dwelling house on the site.	<p><b>AO2.1</b> The activity, occupation or business is conducted entirely within the curtilage of the dwelling occupied by the operator.</p> <p>and</p> <p><b>AO2.2</b> The maximum internal floor area used is 40m<sup>2</sup>.</p> <p>and</p> <p><b>AO2.3</b> Outdoor activity or storage areas are not included.</p> <p>and</p> <p><b>AO2.4</b> Signage is limited to a single un-illuminated sign bearing the name and nature of the activity, occupation or business and not exceeding 0.3m<sup>2</sup>.</p>

Performance Outcomes	Acceptable Outcomes
	<p>and</p> <p><b>AO2.5</b> Additional on site access and vehicle parking arrangements are not provided.</p>
<p><b>PO3</b> The amenity of the local residential area is not adversely affected.</p>	<p><b>AO3.1</b> No more than one non-resident of the site is employed.</p> <p>and</p> <p><b>AO3.2</b> The home business does not involve the storage of hazardous or noxious materials.</p> <p>and</p> <p><b>AO3.3</b> The home business does not involve servicing or repair of vehicles.</p> <p>and</p> <p><b>AO3.4</b> Delivery vehicles are no larger than a 3-tonne rigid vehicle.</p> <p>and</p> <p><b>AO3.5</b> The home business does not involve hiring out of any machinery or equipment.</p>
<b>Section 3 Advertising devices</b>	
<p><b>PO4</b> Advertising devices:</p> <p>(a) are of a scale and appearance consistent with the historical and intended character of Rainbow Shores; and</p> <p>(b) maintain the safety of pedestrian and transport networks.</p>	<p><b>AO4.1</b> Advertising devices do not occur unless on the same premises and in direct association with a lawful business or community activity.</p> <p>and</p> <p><b>AO4.2</b> The combined maximum signface area does not exceed 1m<sup>2</sup> per site.</p> <p>and</p> <p><b>AO4.3</b> The maximum height does not exceed 2.4m above ground level.</p> <p>and</p> <p><b>AO4.4</b> The advertising device is wholly contained within the boundaries of the lot.</p> <p>and</p> <p><b>AO4.5</b> The advertising device is not a moving sign.</p>
<b>Section 4 For development affected by one or more overlays</b>	
<b>Flood hazard</b>	
<p><b>PO5</b> Development siting and layout responds to flooding potential and maintains personal safety at all times.</p>	<p><b>AO5.1</b> New buildings are:</p> <p>(a) not located within the overlay area; or</p> <p>(b) building floor levels of habitable rooms must be at or above the flood hazard level.</p> <p>and</p> <p><b>AO5.2</b> Signage is provided on site indicating the position and path of all safe evacuation routes off the site.</p>

Performance Outcomes	Acceptable Outcomes
	<p>Editor's Note:</p> <ol style="list-style-type: none"> <li>1. Building work in a designated flood hazard overlay area must meet the requirements of the relevant building assessment provisions under the <i>Building Act 1975</i>.</li> <li>2. Gympie Regional Council has made resolutions under section 13 of the <i>Building Regulation 2006</i> designating a flood hazard management areas and the level to which habitable rooms of buildings must be built. This information, as well as the Final Report for Gympie Regional Flood Study (February 2012) is available by contacting Council on 1300 307 800.</li> <li>3. Determining theoretical flood lines for major floods involves making a number of assumptions. The flood lines on the plans represent a best estimate based on information available for each catchment at that time, and may be changed as more information becomes available.</li> </ol>
<p><b>PO6</b> Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.</p>	<p><b>Residential buildings:</b></p> <p><b>AO6.1</b> Dwelling houses are not constructed as single storey slab on ground.</p> <p>and</p> <p><b>AO6.2</b> Only non-habitable rooms (e.g. garages, laundries) are located on the ground floor of other residential development.</p> <p>and</p> <p><b>AO6.3</b> Screening is used to ensure that the understorey is not visible from the street.</p> <p>and</p> <p><b>AO6.4</b> Orientation to the street is achieved by ensuring that the stairs to the dwelling and at least one habitable room overlook the street.</p> <p>and</p> <p><b>AO6.5</b> Ground floors are constructed using resilient building materials and allow for the flow through of flood water.</p> <p><b>Non-residential buildings:</b></p> <p><b>AO6.6</b> Non-residential buildings and structures:</p> <ol style="list-style-type: none"> <li>(a) orient to the street by activating the street frontage through ground floor commercial uses or urban design treatments such as recess wall treatments, screening and/or landscaping; and</li> <li>(b) allow for the flow through of flood water on the ground floor.</li> </ol> <p>and</p> <p><b>AO6.7</b> Resilient building materials are used in accordance with the relevant building assessment provisions.</p>

Performance Outcomes	Acceptable Outcomes
<p><b>PO7</b> Development directly, indirectly and cumulatively avoids any significant increase in water flow, velocity or flood level, and does not increase the potential for flood damage either on site or other properties.</p>	<p><b>AO7.1</b> Works associated with the proposed development do not:</p> <ul style="list-style-type: none"> <li>(a) involve a net increase in filling greater than 50m<sup>3</sup>; or</li> <li>(b) result in any reductions of on site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or</li> <li>(c) change flood characteristics outside the subject site in ways that result in: <ul style="list-style-type: none"> <li>(i) loss of flood storage;</li> <li>(ii) loss of/changes to flow paths;</li> <li>(iii) acceleration or retardation of flows; or</li> <li>(iv) any reduction in flood warning times anywhere else in the floodplain.</li> </ul> </li> </ul>
<p><b>PO8</b> Development avoids the release of hazardous materials into floodwaters.</p>	<p><b>AO8.1</b> Materials manufactured or stored on site are not hazardous in nature.</p> <p>or</p> <p><b>AO8.2</b> Hazardous materials and any associated manufacturing equipment are located above the adopted flood level.</p>
<p><b>PO9</b> Community infrastructure is able to function effectively during and immediately after flood events.</p>	<p><b>AO9.1</b> Any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are designed and constructed to avoid floodwater intrusion/infiltration.</p> <p>and</p> <p><b>AO9.2</b> Substations in flood prone areas ensure that the sensitive electrical equipment on site (e.g. transformers, control cabinets, neutral earth reactors and switch gear) are located 300mm above 1% AEP flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p> <p>and</p> <p><b>AO9.3</b> Development for any of the uses identified in column 1 of Table 6.5 - Minimum flood levels is located above the flood level specified in column 2 of Table 6.5 - Minimum flood levels.</p> <p>Note: A flood study report prepared by a suitably qualified engineer may need to be provided, demonstrating the achievement of this requirement.</p>

Performance Outcomes	Acceptable Outcomes
<b>Potential and actual acid sulfate soils</b>	
<p><b>PO10</b> Where development involves:</p> <ul style="list-style-type: none"> <li>(a) excavating or otherwise removing 100m<sup>3</sup> or more of soil or sediment, or</li> <li>(b) filling of land with more than 500m<sup>3</sup> of material with an average depth of 0.5m or greater, the disturbance of potential or actual acid sulfate soils is avoided or appropriately managed to mitigate the release of acid and metal contaminants.</li> </ul> <p>Editor's Note: Excavating or otherwise removing more than 1,000m<sup>3</sup> of soil or sediment or using more than 1,000m<sup>3</sup> of material as fill triggers referral to the Chief Executive administering the <i>Land Act 1994</i> as an advice agency.</p>	<p><b>AO10.1</b> The disturbance of acid sulfate soils is avoided by:</p> <ul style="list-style-type: none"> <li>(a) not excavating or otherwise removing soil or sediment identified as containing acid sulfate soils;</li> <li>(b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulfate soils;</li> <li>(c) not undertaking filling that results in actual acid sulfate soils being moved below the watertable or previously saturated acid sulfate soils being aerated.</li> </ul> <p>or</p> <p><b>AO10.2</b> The disturbance of acid sulfate soils avoids the release of acid or associated metal contaminants by:</p> <ul style="list-style-type: none"> <li>(a) neutralising existing acidity and preventing the generation of acid and associated metal contaminants; and</li> <li>(b) preventing the release of surface or groundwater flows containing acid or associated metal contaminants into the environment.</li> </ul>
<b>Conservation significant areas</b>	
<p><b>PO11</b> Development avoids or minimises adverse impacts on areas of conservation significance.</p>	<p><b>AO11.1</b> Development occurs outside the overlay area.</p> <p>or</p> <p><b>AO11.2</b> Development is compatible with the values of the conservation significant area.</p> <p>or</p> <p><b>AO11.3</b> Where development within a conservation significant area is unavoidable, measures are incorporated to protect and retain the ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable.</p> <p>and</p> <p><b>AO11.4</b> Buffer areas are to be maintained or where possible rehabilitated.</p> <p>Editor's Note: This buffer does not apply to equipment such as pumps that are necessary to access water.</p>
<b>Bushfire</b>	
<p><b>PO12</b> Development maintains the safety of people and property, including the function of community infrastructure, during and immediately after bushfire</p>	<p><b>AO12.1</b> Development is not located in areas identified as a High or Medium bushfire hazard area.</p>

Performance Outcomes	Acceptable Outcomes
events.	<p>or</p> <p><b>AO12.2</b> Road access for fire-fighting appliances and firebreaks are provided through a perimeter road that separates the use from areas of bushfire hazard and that road has a minimum cleared width of 20 metres;</p> <p>and</p> <p><b>AO12.3</b> For a development requiring MCU involving new or existing buildings with a gross floor area greater than 50m<sup>2</sup> where a reticulated water supply is not available and a water tank is provided for the purpose of household water supply, one tank within 100m of each class 1, 2, 3 or 4 building has:</p> <p>(a) fire brigade tank fittings; and</p> <p>(b) if the buildings are in a high or medium risk area identified in the bushfire hazard overlay, the building's take off connection from the tank is at a level that allows 5,000 litres to be dedicated for fire fighting purposes.</p>
<b>PO13</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	<b>AO13.1</b> No Acceptable Outcome identified.

**Table 6. 5 Minimum flood levels**

Column 1 Development for Material Change of Use	Column 2 Minimum flood level
Emergency services, such as Police, Ambulance and Fire Brigade facilities and emergency shelters	0.2% AEP flood level
Hospital	0.2% AEP flood level
Utility installation, being a water treatment plant	0.2% AEP flood level
Major electricity infrastructure	0.5% AEP flood level
Utility installation, being a sewage treatment plant	0.5% AEP flood level
Residential care facility and Retirement facility	0.5% AEP flood level
Special industry, such as a Power station	0.2% AEP flood level
Community uses, such as stores of valuable records or items of historic or cultural significance (e.g. galleries and libraries)	0.5% AEP flood level
Medium impact industry, such as a regional fuel storage and distribution facility	0.5% AEP flood level
Warehouse being a food storage warehouse	0.5% AEP flood level