

Tourist parks in the Gympie Regional Council area

Gympie Regional Council Planning Scheme 2013

This fact sheet provides an overview of what a tourist park is, whether a development approval is required to be obtained and what the code requirements are in the Gympie Regional Council area.

What is a “tourist park”?

A “tourist park” in the *Gympie Regional Council Planning Scheme 2013* (Planning Scheme) is defined as:

“Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes. The use may include, where ancillary, a manager’s residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.”

Do I need a development approval for a tourist park?

A development approval is not required for a tourist park (i.e. accepted development subject to requirements) if:

- The property is zoned rural,
- There are no more than a total of four (4) caravans, tents, cabins or similar structures, and
- The tourist park complies with the code requirements listed in section 3 of the Rural Zone Code and the Infrastructure and Operational Work (excluding Advertising Device) Code in the Planning Scheme.

In summary:

Property is located in the Rural Zone	
Up to a total of four (4) caravans, tents, cabins or similar structures and complying with the code requirements identified below.	Accepted development subject to requirements i.e. no development approval required.

Property is located in the Rural Zone	
Up to a total of four (4) caravans, tents, cabins or similar structures and not complying with the code requirements identified below.	Code assessable development application to be submitted to and approved by council.
Five (5) or more caravans, tents, cabins or similar structures.	Impact assessable development application to be submitted to and approved by council (to be publicly notified).
Property is not located in the Rural Zone	
Any number of caravans, tents, cabins or similar structures.	Impact assessable development application to be submitted to and approved by council (to be publicly notified).

What are the code requirements the tourist park needs to comply with?

The code requirements the tourist park needs to comply with in the Planning Scheme include:

- Site is a minimum size of 10 hectares,
- Minimum 50m setback from any property boundary,
- Cabins and other structures are constructed from non-reflective building materials,
- Cabins and other structures have a building height not exceeding one (1) storey and 5.0m above ground level,
- Maximum gross floor area of each cabin is 30m²,
- Central refuse area is provided to service the tourist park,

- Infrastructure, services and utilities are located and aligned to avoid disturbance of ecologically significant areas, minimise earthworks and avoid crossing waterways or wetlands,
- On-site treatment and disposal system is provided for the tourist park that complies with the *Queensland Plumbing and Drainage Act 2018*,
- Potable water supply is provided that complies with the Australian Drinking Water Guidelines (NHMRC, 2011),
- Site has access to a council maintained or state-controlled road,
- Vehicle access is limited to existing entry and exit points,
- Works do not involve any physical alteration to a watercourse or floodway including vegetation clearing nor no net increase in filling,
- Tourist park is located outside an area mapped on a natural hazard overlay as identified in the Planning Scheme, and
- Tourist park is located outside of the conservation significant area overlay as identified in the Planning Scheme.

What is a “natural hazard” overlay?

A natural hazard overlay is a mapped layer within the Planning Scheme which identifies land that is subject to a flood hazard or bushfire hazard constraint. While the site may contain natural hazard overlay mapping, a tourist park may still be established on site and achieve compliance with the Planning Scheme if it is located outside of any mapped areas.

To find out if your property is impacted by a natural hazard overlay please visit gympie.qld.gov.au/planning-scheme-3.0-maps

The conservation significant area overlay is not considered to be a natural hazard overlay, however in order for a development application not to be required the tourist park must be located outside of this overlay area.

How can I comply with on-site wastewater management in accordance with the *Queensland Plumbing and Drainage Act 2018*?

Compliance can be achieved by meeting the performance requirements of the Queensland Plumbing and Wastewater Code, section F1 On-site Wastewater Management Systems. This provides the criteria required for the management of on-site wastewater. Acceptable solutions include facilities such as:

- Septic systems (primary treatment);
- Treatment plants (secondary treatment and advanced secondary);
- Composting, chemical and incinerating toilets.

Need further information?

To find a copy of the Planning Scheme, visit gympie.qld.gov.au/gympie-regional-council-planning-scheme

To find out the zoning of your property please visit maps.gympie.qld.gov.au/

If you are unsure if your proposed business can meet the tourist park requirements, or if a development application needs to be submitted for assessment, contact council’s Development Assessment team:

Email: planning@gympie.qld.gov.au
Phone: 5481 0454

If a development application needs to be submitted to council, the Development Assessment team can provide you with information regarding the assessment process.

To discuss requirements under the *Plumbing and Drainage Act 2018* please contact council’s Plumbing and Drainage team:

Email: planning@gympie.qld.gov.au
Phone: 5481 0454

For further information about the *Gympie Regional Council Planning Scheme 2013* or other strategic planning matters, visit gympie.qld.gov.au or contact council’s Strategic Planning team:

Email: planningscheme@gympie.qld.gov.au
Phone: 5481 0904

