



## **TOURIST & RESIDENTIAL**



TOURIST  
RESIDENTIAL

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### **4.3.5 Tourist and Residential Planning Area Code**

#### **Purpose**

The purpose of this Code is to facilitate the achievement of the following outcomes for the Tourist and Residential Planning Area:

- provide for tourist development to establish in areas in close proximity to commercial and recreational services and facilities;
- also provide for residential development for permanent residents to establish in these areas as an alternative residential option;
- encourage a range of tourist accommodation types to establish in these areas;
- ensure that tourist development is of an appropriate scale and achieves an attractive built form which incorporates the character and natural attributes of the Site and the surrounding area as integral features of the theme and design of the development;
- ensure that tourist development is designed to take account of the tropical climate by incorporating appropriate architectural elements and building design features;
- promote the efficient use of physical and social infrastructure; and
- ensure that Landscaping of tourist development is of high quality and contributes to the visual dominance of tropical vegetation and the local streetscape.

#### **Applicability**

This Code applies to development that is self assessable or assessable in the Tourist and Residential Planning Area for:

- Material Change of Use;
- Reconfiguring a Lot;
- Operational Work Associated with Reconfiguring a Lot;
- Operational Work – Filling or Excavation not associated with a Material Change of Use;
- Operational Work – Engineering Works not associated with a Material Change of Use; and
- Operational Work – Placing an Advertising Device on Premises not associated with a Material Change of Use.

For self-assessable development assessed against this Code, the applicable Acceptable Solutions is A4.1.

Self assessable development which does not comply with the Acceptable Solution listed above, will require Code Assessment.



## Elements of the Code

### *Consistent and Inconsistent Uses*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P1	The establishment of uses is consistent with the outcomes sought for the Tourist and Residential Planning Area.	A1.1	Uses identified as inconsistent uses in the Assessment Table are not established in the Tourist and Residential Planning Area.

### *Site Coverage –Other than a House*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P2	The Site Coverage of all Buildings, other than a House, does not result in a built form that is bulky or visually obtrusive <sup>30</sup> .	A2.1	<p>The Site Coverage of any Building, other than a House, is limited to:</p> <ul style="list-style-type: none"> <li>• 45% at Ground Level;</li> <li>• 40% at first floor level; and</li> <li>• 35% at second floor level, if applicable.</li> </ul>

### *Building Setback and Siting – Other than a House*

<b>PERFORMANCE CRITERIA</b>		<b>ACCEPTABLE SOLUTIONS</b>	
P3	<p>Buildings, other than a House, are Setback to:</p> <ul style="list-style-type: none"> <li>• maintain the character and amenity of the area; and</li> <li>• achieve separation from neighbouring Buildings and from Road Frontages<sup>30</sup>.</li> </ul>	A3.1	<p>Buildings, other than a House is Setback:</p> <ul style="list-style-type: none"> <li>• a minimum of 6 metres from the Main Street Frontage</li> <li>• a minimum of 4 metres from any secondary street Frontage; and</li> <li>• for side and rear boundary Setbacks: <ul style="list-style-type: none"> <li>– 1.5 metres; or</li> <li>– an average of half of the Height of the wall of the Building,</li> </ul> </li> </ul> <p>whichever is the greater.</p>

<sup>30</sup> For a House or Outbuilding, the setbacks from road frontages and from side and rear boundaries and the site coverage are in accordance with the Standard Building Regulation.



***Fencing***

<p>P4 Perimeter fencing to the Frontage of a Site is not visually obtrusive and does not detract from the residential character of the area.</p>	<p>A4.1 Any fencing provided at the Main Street Frontage of the Site is a maximum of 1.2 metres in Height and does not present a blank facade to the street.</p> <p style="text-align: center;">AND</p> <p>Fencing at side and rear boundaries of the Site are a maximum of 1.8 metres in Height.</p>
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***Building Proportions and Scale – Other than a House***

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P5 The proportions and scale of any development, other than a House, are in character with the area and local streetscape.</p>	<p>A5.1 The overall length of a Building, other than a House, does not exceed 30 metres and the overall length of any continuous wall does not exceed 15 metres.</p> <p>A5.2 Balconies, patios and similar spaces are not enclosed or capable of being enclosed and used as a Habitable Room.</p> <p style="text-align: center;">AND</p> <p>Balconies, patios and similar spaces are designed to be open and of light weight appearance with a maximum of 20% of the façade being fully enclosed.</p> <p>A5.3 Roof forms, materials and colours of the Building enhance the amenity of the street and locality including:</p> <ul style="list-style-type: none"> <li>• the roof of Buildings are light coloured and non reflective; and</li> <li>• white and shining metallic finishes are avoided on external surfaces in prominent view.</li> </ul> <p>The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>



**Landscaping – Other than a House**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P6 A Site in the Tourist and Residential Planning Area which is developed for any residential purpose, other than a House, is landscaped to provide for the recreational amenity of residents/guests and also incorporates dominant tropical vegetation which enhances the streetscape and the amenity of the area.</p>	<p>A6.1 A minimum of 35% of the Site is provided as Landscaping and Recreation Area. 30% of this total area is provided as Landscaping.</p> <p style="text-align: center;">UNLESS</p> <p>A greater percentage is specified in a Land Use Code.</p> <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> <li>• within the Site Frontage Setback area a minimum width of 2 metres of Landscaping, including 75% Dense Planting; and</li> <li>• within the side and rear Setback areas a minimum width of 1.5 metres of Landscaping, including 75% Dense Planting</li> </ul> <p>is provided in accordance with the Landscaping Code.</p> <p style="text-align: center;">UNLESS</p> <p>A greater distance is specified in a Land Use Code.</p>



**Recreation and Ancillary Facilities**

<b>PERFORMANCE CRITERIA</b>	<b>ACCEPTABLE SOLUTIONS</b>
<p>P7 Tourist developments include recreational and ancillary services and facilities for the enjoyment and convenience of guests.</p>	<p>A7.1 Development which includes accommodation for tourists incorporates a mix of the following recreational and ancillary services and facilities:</p> <ul style="list-style-type: none"> <li>• swimming pool/s</li> <li>• tennis courts</li> <li>• BBQ areas</li> <li>• volleyball courts</li> <li>• outdoor lounging/Recreation Areas</li> <li>• Restaurants/bars</li> <li>• shops/boutique</li> <li>• tour booking office</li> <li>• spas/health clubs.</li> </ul> <p>A7.2 Any commercial services or facilities incorporated into a tourist development are small scale and predominantly service in-house guests only.</p> <p>A7.3 Where a commercial service or facility offers services to persons over and above in-house guests the commercial component provides on Site car parking for 50% of the floor area available for use in accordance with the relevant requirements of the Vehicle Parking and Access Code.</p>