

6.2.22 Tourism zone code

6.2.22.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Tourism zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Tourism zone code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

6.2.22.2 Purpose and overall outcomes

- (1) The purpose of the Tourism zone code is to:-
 - (a) protect and provide for the continued operation of existing major man made *tourist attractions* and facilities including Australia Zoo, the Big Pineapple, Aussie World (including the Ettamogah Pub and associated facilities), the Sunshine Castle and Underwater World/Mooloolaba Wharf;
 - (b) ensure land identified as potentially suitable to be developed for new or expanded major *tourist attractions* and facilities in the future, is protected for tourism purposes and only developed for these purposes subject to the appropriate address of *site* constraints and other relevant considerations; and
 - (c) ensure that new or expanded major tourism attractions and facilities are undertaken on a sustainable basis that capitalises upon the key lifestyle attributes of the Sunshine Coast and strengthens the Sunshine Coast's tourism offer and natural (competitive) advantage.
- (2) The purpose of the Tourism zone code will be achieved through the following overall outcomes:-
 - (a) development protects the primary purpose of the land for tourism purposes by providing for the establishment of major *tourist attractions* and a range of other activities that are allied to and compatible with *tourist attractions*;
 - (b) development ensures that major *tourist attractions* and allied and compatible activities reflect the key lifestyle attributes of the Sunshine Coast in terms of:-
 - (i) providing *tourist attractions* and facilities that draw upon the natural or rural heritage of the Sunshine Coast; or
 - (ii) providing *tourist attractions* and facilities that have a strong association with water based experiences; or
 - (iii) providing other types of *tourist attractions* and facilities which reinforce the competitive strengths of the Sunshine Coast as a lifestyle destination and the tourism offer able to be provided by the Sunshine Coast;
 - (c) development is undertaken in accordance with a master plan and in a manner that provides for the integrated and coordinated development of the *site* over time;
 - (d) development does not compromise the viability of the *Sunshine Coast activity centre network*⁶ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (e) development in Precinct TOU1 (Australia Zoo):-
 - (i) provides for the continued operation and expansion of Australia Zoo as an international tourist destination accommodating a range of animal and nature based attractions, experiences and facilities;
 - (ii) provides for tourist accommodation and associated resort and conference facilities as well as other complementary uses to support the primary *tourist attractions*;

⁶ Editor's note—the *Sunshine Coast activity centre network* is described in **Table SC1.2.3** of **Schedule 1 (Definitions)**.

- (iii) maintains the operational efficiency of Steve Irwin Way and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects the visual amenity of Steve Irwin Way as a scenic route and provides for the continued screening of back of house and built form elements of development from Steve Irwin Way through the retention of a vegetated landscape *buffer*;
- (f) development in Precinct TOU2 (Aussie World):-
- (i) provides for the continued operation and expansion of Aussie World as a significant tourist destination for the Sunshine Coast accommodating a range of theme and water park based attractions, experiences and facilities;
 - (ii) recognises the role and function of established local centre activities in the Ettamogah Retail Village but does not provide for the expansion of these activities;
 - (iii) maintains the operational efficiency of the Bruce Highway and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects and improves the visual amenity of this part of the Bruce Highway as a scenic route by providing an orderly and integrated layout of development with a high standard of design and areas of visually prominent landscape;
- (g) development in Precinct TOU3 (Big Pineapple):-
- (i) provides for the continued operation and expansion the Big Pineapple as a significant tourist destination for the Sunshine Coast accommodating a range of environmental, agricultural, natural food, *market* and festival based attractions, experiences and facilities;
 - (ii) provides for tourist accommodation and associated resort and conference facilities as well as other complementary uses to support the primary *tourist attractions*;
 - (iii) maintains the operational efficiency of Nambour Connection Road and provides for improvements to the road network and other transport infrastructure necessary to support the expansion of the use; and
 - (iv) protects the visual amenity of Nambour Connection Road as a scenic route by providing an orderly and integrated layout of development with a high standard of urban design and areas of visually prominent landscape;
- (h) development on *sites* located within a local plan area reflects any specific intent statements and local structure planning elements for the area or *site* identified in the applicable local plan code in **Part 7 (Local plans)**;
- (i) activities established in the zone make a positive contribution to the image of the Sunshine Coast by incorporating a high quality of built form and landscape design;
- (j) development is located, designed and operated to be responsive to the Sunshine Coast's sub-tropical climate and minimises the consumption of energy and water;
- (k) development incorporates a high level of amenity, personal health and safety and protection for property;
- (l) development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on *ecologically important areas*, including creeks, gullies, *waterways*, *wetlands*, coastal areas, habitats and *vegetation* through location, design, operation and management;
- (m) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, *steep land*, landslide hazard and bushfire hazard, where applicable;
- (n) development maintains the safety and operational efficiency of State controlled roads and other components of the *transport network* and incorporates appropriate arrangements for the provision of *access*, parking and public transport to meet the needs of the use;
- (o) development is provided with an appropriate level of services and *infrastructure* that maintains public health, ensures the safety of buildings and works and avoids as far as practicable, or where avoidance is not practicable, otherwise mitigates, negative impacts on the natural environment;

- (p) development is located and designed to maximise the efficient extension and safe operation of *infrastructure*; and
- (q) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*.

Editor's note—a table of consistent and potentially consistent uses has not been provided for the Tourism zone owing to the significant variations in the range of activities that may be considered appropriate to establish in any particular tourism area.