

6.2.4 Tourist accommodation zone code

6.2.4.1 Application

- (1) This code applies to assessable development:-
 - (a) within the Tourist accommodation zone as identified on the zoning maps contained within **Schedule 2 (Mapping)**; and
 - (b) identified as requiring assessment against the Tourist accommodation 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.

6.2.4.2 Purpose and overall outcomes

- (1) The purpose of the Tourist accommodation zone code is to provide for activities comprising predominantly multi-unit visitor accommodation and a limited range of retail, business and entertainment activities which primarily service visitor needs.
- (2) The purpose of the Tourist accommodation zone code will be achieved through the following overall outcomes:-
 - (a) development provides for a mix of:-
 - (i) medium and high density residential activities designed to primarily service tourist needs and predominantly comprising *multiple dwellings, resort complexes and short-term accommodation* in key locations; and
 - (ii) non-residential activities which:-
 - (A) complement tourist accommodation and enhance the function and attractiveness of the area as a visitor destination;
 - (B) offer food, shopping, entertainment and personal services to residents and visitors, including *food and drink outlets, shops, small shopping centres, function facilities and indoor sport and recreation*;
 - (C) are compatible with the mixed use character and amenity of the area; and
 - (D) do not compromise the viability of the *Sunshine Coast activity centre network*¹ by introducing activities or scales of activity that should be accommodated within a *centre zone*;
 - (b) development recognises the character of core tourist areas as vibrant, mixed use places, with a lively day time and night time economy. Residents and visitors in the zone should expect a reasonable level of ambient noise associated with the benefits of living or staying in a core tourist area;
 - (c) where located outside a local plan area, development provides for:-
 - (i) residential activities to be limited to visitor accommodation only; and
 - (ii) non-residential activities to be limited to those directly associated with and *ancillary* to resort facilities;
 - (d) development provides for an efficient pattern of land use and *infrastructure* that:-
 - (i) creates walkable, legible and mixed use tourist accommodation areas that integrate with *active transport* networks and are well connected to activity centres, visitor attractions, open space and recreational areas, community facilities and educational opportunities;
 - (ii) encourages and facilitates urban consolidation, public transport accessibility and use, walking and cycling; and
 - (iii) maximises the efficient extension and safe operation of *infrastructure*;
 - (e) development generally caters for a medium rise built form;

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

- (f) development ensures that there is no unreasonable loss of amenity for surrounding premises having regard to:-
 - (i) microclimate impacts, including the extent and duration of any overshadowing;
 - (ii) privacy and overlooking impacts;
 - (iii) impacts upon views and vistas; and
 - (iv) building massing and scale relative to its surroundings;
- (g) development is designed and located in a manner which makes a positive contribution to the *streetscape* and is sympathetic to the existing and intended scale and character of surrounding development;
- (h) development incorporates a high standard of urban and landscape design that creates attractive and functional buildings, streets and places;
- (i) development is sited and designed to maximise activity along *primary active street frontages* with buildings maintaining a human scale at street level;
- (j) development incorporates a high level of residential amenity, safety and design quality and is set within attractive landscaped grounds;
- (k) 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;
- (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 is provided with the full range of urban services including *parks*, roads and transport corridors, pedestrian and cycle paths, reticulated water and sewerage (where available or planned to be made available), stormwater drainage and electricity and telecommunication infrastructure;
- (o) development does not adversely impact on the continued operation, viability and maintenance of existing *infrastructure* or compromise the future provision of planned *infrastructure*; and
- (p) development provides for the following:-
 - (i) a use listed as a consistent use in column 1 of **Table 6.2.4.2.1 (Consistent uses and potentially consistent uses in the Tourist accommodation zone)** to occur in the Tourist accommodation zone; and
 - (ii) a use listed as a potentially consistent use in column 2 of **Table 6.2.4.2.1** to occur in the Tourist accommodation zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

Note—a use not listed in **Table 6.2.4.2.1** is an inconsistent use and is not intended to occur in the Tourist accommodation zone.

Table 6.2.4.2.1 Consistent uses and potentially consistent uses in the Tourist accommodation zone

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
<i>Residential activities</i>	
(a) <i>Caretaker's accommodation</i>	(a) <i>Nature-based tourism</i>
(b) <i>Community residence</i>	(b) <i>Rooming accommodation</i>
(c) <i>Dual occupancy</i>	(c) <i>Tourist park</i>
(d) <i>Dwelling house</i>	
(e) <i>Dwelling unit</i>	

Column 1 Consistent Uses	Column 2 Potentially Consistent Uses
(f) <i>Multiple dwelling</i> (g) <i>Resort complex</i> (h) <i>Short-term accommodation</i>	
Business activities	
(a) <i>Bar</i> (b) <i>Food and drink outlet</i> (c) <i>Function facility</i> (d) <i>Health care services</i> (e) <i>Home based business (where other than a high impact home based business activity)</i> (f) <i>Hotel</i> (g) <i>Market</i> (h) <i>Office (where for a bank or real estate agent)</i> (i) <i>Sales office</i> (j) <i>Shop (where not exceeding a gross leasable floor area of 300m²)</i> (k) <i>Shopping centre (where any shop tenancy does not exceed a gross leasable floor area of 300m²)</i>	(a) <i>Nightclub entertainment facility</i> (b) <i>Shop (other than as specified in column 1 and not incorporating a department store or discount department store)</i> (c) <i>Shopping centre (other than as specified in column 1 and not incorporating a department store or discount department store)</i> (d) <i>Theatre (other than a multiplex cinema)</i> (e) <i>Tourist attraction</i>
Industry activities	
(a) <i>Medium impact industry (where for a micro-brewery located in the Mooloolaba/Alexandra Headland local plan area)</i> (b) <i>Service industry</i>	<i>Medium impact industry (where for a micro-brewery and not otherwise specified in column 1)</i>
Community activities	
(a) <i>Community use</i> (b) <i>Emergency services</i>	None
Sport and recreation activities	
(a) <i>Indoor sport and recreation</i> (b) <i>Outdoor sport and recreation (where for a prescribed rooftop use)</i> (c) <i>Park</i>	None
Other activities	
<i>Utility installation (where a local utility)</i>	<i>Parking station</i>