

9.3.12 Nature and rural based tourism code

9.3.12.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Nature and rural based tourism 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.

9.3.12.2 Purpose and overall outcomes

- (1) The purpose of the Nature and rural based tourism code is to ensure nature and rural based tourism activities are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and protects the amenity of surrounding premises.
- (2) The purpose of the Nature and rural based tourism code will be achieved through the following overall outcomes:-
 - (a) a nature or rural based tourism use is located and designed in a manner which sensitively responds to site characteristics;
 - (b) a nature or rural based tourism use provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
 - (c) a nature or rural based tourism use is of a scale and intensity that is compatible with, and subservient to, its rural or natural setting and the preferred character of the local area;
 - (d) a nature or rural based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
 - (e) a nature or rural based tourism use is provided with appropriate utilities and services.

9.3.12.3 Performance outcomes and acceptable outcomes

Table 9.3.12.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
<i>Location and Site Suitability</i>			
PO1	A nature or rural based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	AO1.1	The nature or rural based tourism use is sited so as to not overlook the living areas of neighbouring premises.
		AO1.2	The nature or rural based tourism use is <i>setback</i> at least:- (a) 50 metres from the common boundary of any property included in the Rural zone; and (b) 20 metres from any <i>site</i> boundary where the circumstances identified in (a) above do not apply.
PO2	The area of the <i>site</i> is sufficient to accommodate the use without detracting from the rural or natural character and amenity of the local area.	AO2	No acceptable outcome provided.
PO3	The nature or rural based tourism use is located such that it conserves the productive characteristics of Agricultural Land Classification Class A and Class B.	AO3	The nature or rural based tourism use:- (a) is not located on Agricultural Land Classification Class A or Class B; and (b) is separated from Agricultural Land Classification Class A and Class B and other farm activities such that it

Performance Outcomes		Acceptable Outcomes	
			<p>does not cause a land use conflict that would threaten the ongoing productive use of the Agricultural Land Classification Class A and Class B or an established farming enterprise.</p> <p>Note—Agricultural Land Classification Class A and Class B is identified under the State Planning Policy.</p> <p>Note—a site specific agricultural land assessment may be used to demonstrate that although the subject <i>site</i> is identified as Agricultural Land Classification Class A or Class B under the State Planning Policy, it is in fact not Agricultural Land Classification Class A or Class B under the State Planning Policy.</p> <p>If such an assessment confirms that that land is not Agricultural Land Classification Class A or Class B (and this is independently verified where necessary), then Performance Outcome PO3 will not be relevant to the development.</p>
Building Design and Appearance			
PO4	<p>The scale, design and external finish of buildings:-</p> <p>(a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and</p> <p>(b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.</p>	<p>AO4.1</p> <p>AO4.2</p> <p>AO4.3</p>	<p>Buildings take the form of small, separate buildings which are visually separated.</p> <p>The architectural style and materials used for any new building:-</p> <p>(a) comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron roofs;</p> <p>(b) reflect the line, form, colour and texture found in the existing landscape and do not replicate artificial or imported themes; and</p> <p>(c) use muted earth/environmental tones that blend with the rural and natural environment.</p> <p>Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown, and blue grey.</p> <p>Low reflectivity roofing and building materials are used.</p>
Landscapes			
PO5	<p>A nature or rural based tourism use incorporates site landscapes that:-</p> <p>(a) provide an attractive landscape setting for the enjoyment and appreciation of visitors;</p> <p>(b) visually screen and soften built form elements and integrate the development into the surrounding landscape;</p> <p>(c) utilise native endemic <i>vegetation</i> as the major planting theme; and</p> <p>(d) maximise the retention of existing mature trees in order to retain the landscape character of the area.</p>	AO5	No acceptable outcome provided.
Temporary Accommodation			
PO6	Accommodation is provided for short-term stays only.	AO6	Guests stay no more than 14 consecutive nights.

Performance Outcomes		Acceptable Outcomes	
<i>Intensity of Use</i>			
PO7	The size, scale and density of accommodation facilities:- (a) is appropriate to its environmental or rural location and setting; and (b) does not detract from the environmental or rural character and amenity of the local area.	AO7.1	For cabin accommodation:- (a) the <i>gross floor area</i> of each cabin does not exceed 60m ² ; (b) site density does not exceed 2 cabins per hectare; and (c) the maximum number of cabins on any <i>site</i> does not exceed 8.
		AO7.2	For <i>camping grounds</i> :- (a) site density does not exceed 20 camping sites per hectare; (b) the maximum number of camping sites on any <i>site</i> does not exceed 100; and (c) the total <i>gross floor area</i> of all buildings associated with the operation of the <i>camping ground</i> does not exceed 500m ² .
		AO7.3	For other forms of accommodation, no acceptable outcome provided.
<i>Guest Facilities</i>			
PO8	An acceptable standard of facilities is provided for guests.	AO8.1	For cabin accommodation:- (a) guest accommodation is self-contained; or (b) a common area or building is provided for meals and other facilities.
		AO8.2	For <i>camping grounds</i> , a minimum of 1 unisex toilet is provided on-site for every 10 camping sites.
		AO8.3	For other forms of accommodation, no acceptable outcome provided.
<i>Services and Utilities</i>			
PO9	A nature or rural based tourism use is provided with a level of <i>infrastructure</i> and services that:- (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users.	AO9.1	The nature or rural based tourism use is:- (a) connected to the reticulated sewer <i>infrastructure</i> network; or (b) where not located in a sewered area, the premises is connected to an on-site effluent treatment and disposal system. Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal.
		AO9.2	The nature or rural based tourism use is:- (a) connected to the reticulated water supply <i>infrastructure</i> network; or (b) where reticulated water supply is not available, provided with an alternative potable water supply source (e.g. rainwater) that complies with the <i>Australian Drinking Water Guidelines (NHMRC, 2011)</i> .