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### Nature and rural based tourism code

#### Application

This code applies to development identified as requiring assessment against the Nature and rural based tourism code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Nature and rural based tourism code is to ensure nature and rural based tourism uses are appropriately located and designed in a manner which meets visitor needs, preserves environmental and landscape values, protects the amenity of surrounding premises and avoids land use conflicts.
2. The purpose of the Nature and rural based tourism code will be achieved through the following overall outcomes:-
	1. a nature or rural based tourism use is located and designed in a manner which sensitively responds to site characteristics;
	2. a nature or rural based tourism use provides high quality amenities and facilities commensurate with its location and setting, the types of accommodation supplied and the length of stay accommodated;
	3. 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;
	4. 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
	5. a nature or rural based tourism use is provided with appropriate utilities and services.

#### Specific benchmarks for assessment

Requirements for development accepted subject to requirements and benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Location and site suitability*** |  |
| **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 or surrounding residential properties.**AO1.2**The nature or rural based tourism use is setback at least:-1. 50m from the common boundary of any property included in the Rural zone; and
2. 20m from any site boundary where the circumstances identified in (a) above do not apply.
 | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| **PO2**The area of the site is sufficient to accommodate the nature or rural based tourism use without detracting from the natural or rural character and amenity of the local area. | **AO2**The site is at least 4 hectares in area. | Click and provide your representations.  |
| **PO3**A nature or rural based tourism use:-1. provides an opportunity to access and appreciate an area or feature of environmental, natural or scenic significance or a recreational or rural feature or activity; and
2. remains subordinate to the area or feature of significance.
 | **AO3.1**For assessable development only:-The nature or rural based tourism use is based on and has a direct association with:-1. an area of environmental, natural or scenic significance;
2. a rural-based activity or feature;
3. a valued recreational feature or activity; or
4. a place of local interest.

**AO3.2**For assessable development only:-The environmental, agricultural, recreational or rural feature or activity with which the nature or rural based tourism use is associated remains the dominant or primary land use on the site. | Click and provide your representations. |
| ***Building design and appearance*** |  |
| **PO4**The scale, design and external finish of buildings:-1. complements the natural and/or rural character of the area and integrates with the surrounding natural landscape;
2. incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.
 | **AO4.1**For assessable development only:-Buildings take the form of small, separate buildings which are visually separated.**AO4.2**For assessable development only:-The architectural style and materials used for any new building comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron. | Click and provide your representations. |
| **PO5**The height of any building or structure associated with the nature or rural based tourism use does not:-1. overshadow adjoining residences;
2. obstruct the outlook from adjoining lots; or
3. visually dominate the rural or natural landscape.
 | **AO5**The maximum height of any building or structure associated with the use does not exceed two (2) storeys and 8.5m above ground level. | Click and provide your representations. |
| ***Temporary accommodation*** |  |
| **PO6**Accommodation is provided for short-term stays only. | **AO6**Guests stay no more than 14 consecutive nights. | Click and provide your representations. |
| ***Intensity of use*** |  |
| **PO7**The size, scale and density of accommodation facilities:-1. is appropriate to its environmental or rural location and setting; and
2. does not detract from the environmental or rural character and amenity of the local area.
 | **AO7.1**For cabin accommodation:-1. the gross floor area of each cabin does not exceed 60m²;
2. site density does not exceed 4 cabins per hectare; and
3. the maximum number of cabins on any site does not exceed 8.

**AO7.2**For camping grounds:-1. site density does not exceed 20 camp sites per hectare;
2. the maximum number of camp sites on any site does not exceed 100; and
3. the total gross floor area of all buildings associated with the operation of the camping ground does not exceed 500m².

**AO7.3**For other forms of accommodation, no acceptable outcome provided. | Click and provide your representations. |
| ***Guest facilities*** |  |
| **PO8**An acceptable standard of facilities is provided for guests. | **AO8.1**For cabin accommodation:-1. guest accommodation is self-contained; or
2. a common area or building is provided for meals and other facilities.

**AO8.2**For camping grounds, a minimum of 1 unisex toilet is provided on-site for every 10 camp sites.**AO8.3**For other forms of accommodation, no acceptable outcome provided. | Click and provide your representations. |
| ***Site access and car parking*** |  |
| **PO9**A nature or rural based tourism use:-1. ensures that the location and design of any new site access does not interfere with the planned function, safety, capacity and operation of the transport network;
2. provides sufficient on-site car parking for the demand anticipated to be generated by the use; and
3. ensures that the layout and design of vehicle access, on-site circulation systems and parking areas is safe, convenient and legible for all users.
 | **AO9.1**The location and design of any new site access is in accordance with the standards specified in the **Planning scheme policy for development works**.**AO9.2**The nature or rural based tourism use provides on-site car parking at a rate of 1 space per cabin, camp site or guest suite.**AO9.3**Access driveways, internal circulation and manoeuvring areas, and on-site car parking areas are designed and constructed in accordance with *AS2890 Parking facilities – Off-street car parking*. | Click and provide your representations. |
| ***Services and utilities*** |  |
| **PO10**A nature or rural based tourism use is provided with a level of infrastructure and services that:1. is appropriate to its location and setting;
2. maintains environmental and public health; and
3. is commensurate with the needs of users.
 | **AO10.1**The nature or rural based tourism use is:-1. connected to the reticulated sewer infrastructure network; or
2. where not located in a sewered area, an on-site effluent treatment and disposal system is provided in accordance with the *Plumbing and Drainage Act 2018*.

**AO10.2**The nature or rural based tourism use is:-1. connected to the reticulated water supply infrastructure network; or
2. where reticulated water supply is not available, provided with an alternate potable water supply source (e.g. rainwater, bore water) that complies with the *Australian Drinking Water Guidelines* (NHMRC, 2011).
 | Click and provide your representations. |