

9.3.18 Tourist Park Code



9.3.18.1 Application

This code applies to development identified as requiring assessment against the Tourist Park Code by the tables of assessment in **Part 5 Tables of Assessment**.

9.3.18.2 Purpose

- (1) The purpose of the Tourist Park Code is to ensure that development occurs in a manner that provides:
 - (a) sustainable tourism development that is complimentary to and compatible with other land uses;
 - (b) a range of temporary accommodation choices;
 - (c) acceptable levels of amenity for short term holiday guests in *tourist parks*;
 - (d) mitigation of external impacts on surrounding communities and the environment.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) a *Tourist park*:
 - (i) is well located and offers convenient access to the services and facilities required to support occupants needs;
 - (ii) is provided with appropriate facilities, community services, utilities and services commensurate with its setting, the types of accommodation supplied and the length of stay anticipated;
 - (iii) provides for appropriate separation distances or other mitigation measures between the development and sensitive receivers to minimise land use conflict;
 - (iv) does not adversely impact on the amenity of rural areas or the viable operation of *Rural activities*;
 - (v) is of a scale and intensity that is compatible with the preferred character of the local area;
 - (vi) provides a high level of amenity and integrates visually with the surrounding built and natural environment;
 - (vii) is managed so that significant environmental impacts are contained within the site itself, or are managed and mitigated so as not to unduly impact sensitive receivers;
 - (viii) is able to be operated and maintained in a manner that protects and promotes the health, safety and wellbeing of occupants; and
 - (ix) provides safe and legal vehicle access to and within the site.

9.3.18.3 Assessment Benchmarks

Table 9.3.18.3.1— Criteria for Accepted and Assessable Development in the Rural Zone involving not more than 5 *tourist accommodation sites* only

Performance Outcomes	Acceptable Outcomes
Siting and Location	
PO1 A <i>Tourist park</i> : (1) is located on a site having sufficient area and dimensions to accommodate the use without causing adverse amenity to adjacent land uses; and (2) is appropriately and safely located within a site.	AO1.1 The site has a minimum area of 20 ha.
	AO1.2 The part of the land proposed to be used for the <i>Tourist park</i> is not located closer than: (1) 20 metres to a waterway; (2) 50 metres from any boundary; and (3) 200 metres to any residence not associated with the use.
Scale	
PO2 <i>Tourist parks</i> are low impact and non-permanent in nature.	AO2.1 Visitors to a <i>Tourist park</i> provide their own accommodation facility
	AO2.2 A <i>Tourist park</i> : (1) Is non-permanent in nature; (2) does not involve any cabins or similar buildings; and (3) does not involve the letting of on-site caravans, tents, structures or accommodation.
Amenity	
PO3 A <i>Tourist park</i> is visually and functionally integrated with the surrounding area.	AO3 Visibility of a <i>Tourist park</i> from all roadways and adjoining residences is minimised and softened by the use of <i>buffer landscaping</i> . <i>Note - Visibility reduction can include existing vegetation and topography</i>
Roads	
PO4 The external and internal road system caters for anticipated vehicle use in the development, access and safety.	AO4.1 An all-weather access road is provided to each tourist accommodation site.
	AO4.2 Development is located on a site which has a <i>constructed road access</i> .
Facilities and Infrastructure	
PO5 A <i>Tourist park</i> provides on-site supervision for the safety and convenience of occupants.	AO5 A <i>Tourist park</i> has on-site supervision by a person/s occupying a <i>dwelling</i> on the site. <i>Editor's Note - On-site supervision may be located away from the tourist park provided that it is within the same site, and guests are made aware of its location in case of need or emergency.</i>

Editor's note - Tourist parks are subject to requirements, standards and Approvals specified in local laws. This will include health and amenity provisions for toilet, shower, laundry and like facilities. Potential operators should contact Council for further details. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a tourist park or relocatable home park to be conducted

Table 9.3.18.3.2— Criteria for Assessable Development - (Where Table 9.3.18.3.1— Criteria for Assessable Development in the Rural Zone involving not more than 5 tourist accommodation sites only does not apply)

Performance Outcomes	Acceptable Outcomes
Density	
PO1 A Tourist park has a density that is compatible with the character of the local area in which it is located.	AO1.1 The maximum tourist accommodation site density for a development does not exceed 35 tourist accommodation sites per hectare.
	AO1.2 The total number of cabins within a Tourist park does not exceed 1 cabin for every 4 tourist accommodation sites.
Environmental Impacts	
PO2 A Tourist park is located, designed, constructed and operated to ensure that noise emissions do not cause environmental harm to sensitive receivers in the surroundings of the proposed development.	AO2 Pools, outdoor active recreation areas and other potentially noise generating activities are not located within 25m of a boundary to an adjoining sensitive receiver or are set back beyond intervening buildings/structures and/or an acoustic fence.
Roads	
PO3 A Tourist park is located on a road system which has the capacity to accommodate increases in traffic volumes associated with the use.	AO3 No Acceptable Outcome is prescribed.
PO4 A Tourist park has an internal road system design that caters for all anticipated vehicles and vehicle use in the development, enabling suitable manoeuvrability and safety, and avoiding congestion.	AO4 No Acceptable Outcome is prescribed.
PO5 A Tourist park makes adequate provision for access and measures to assist emergency personnel in the event of a fire or emergency situation that threatens the safety of people or property.	AO5.1 Emergency vehicles have direct access to every tourist accommodation site and building.
	AO5.2 A site plan is prominently and publicly displayed at the entrance or adjacent the office indicating: (1) the overall plan of the development; (2) tourist accommodation site numbers where allocated; (3) emergency on-site contact details; and (4) location of fire hydrants and/or fire fighting water storage.

Performance Outcomes	Acceptable Outcomes
PO6 A <i>Tourist park</i> provides for the safe and convenient movement of pedestrians and vehicles within the site to communal open space and facilities and external roads.	AO6.1 Development provides that where an internal accessway services not more than 25 tourist accommodation sites : (1) the internal access has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic, with widening on curves; and (2) a turning bay is provided at the end of the internal accessway that is capable of allowing conventional service trucks to turn around in the opposite direction with multiple reverse movements; and (3) the internal accessway has a dual function for pedestrian and vehicular movement.
	AO6.2 Development provides that where an internal accessway services 26 or more tourist accommodation sites : (1) the internal access has a minimum width of 4 metres for one way traffic and 5.5 metres for two way traffic with widening on curves; and (2) a pedestrian path with a minimum width of 1.5 metres is provided between the internal access and the caravan, cabin or tent area; and (3) a turning bay is provided at the end of the internal access that is capable of allowing conventional service trucks to turn around in the opposite direction with a maximum of 1 reverse movement.
	AO6.3 Development provides that an internal access, pedestrian path and community facility is provided with adequate: (1) directional signage; and (2) night lighting.
Facilities and Infrastructure	
PO7 A <i>Tourist park</i> provides that a <i>tourist accommodation site</i> : (1) is designed and equipped to ensure orderly and convenient use and servicing; and (2) has a sufficient size and dimension to accommodate the intended use, having regard to the length of stay and varying styles and sizes of accommodation.	AO7.1 A <i>tourist accommodation site</i> allocated to accommodate a caravan, recreational vehicle, camper van or the like: (1) is a minimum of 75m ² with an average of 100m ² ; (2) has a frontage of at least 7.5 metres to any internal access way; (3) is connected with electricity, water and has suitable site drainage and sullage points; and (4) is prominently numbered.
	AO7.2 A <i>tourist accommodation site</i> allocated to accommodate a cabin: (1) is at least 100m ² ; (2) has a frontage of at least 10 metres to any internal access way; (3) is connected with electricity, water and has suitable

Performance Outcomes	Acceptable Outcomes
	<p>site drainage and sullage points; (4) is prominently numbered; and (5) is separated from any other occupation area by a minimum of 3 metres to allow for pedestrian movement.</p>
	<p>A07.3 A <i>tourist accommodation site</i> allocated to accommodate a tent: (1) has access to electricity and water; (2) has suitable site drainage and sullage dump points; and (3) is prominently numbered or identified.</p>
<p>P08 A <i>Tourist park</i> provides communal open space that is: (1) useable; (2) clearly defined; (3) safe and attractive; and (4) available for recreational use by all occupants and visitors.</p>	<p>A08 Development provides a communal open space area of at least 10% of the site area that: (1) is provided in addition to landscape buffer areas; and (2) is clear of obstacles including clothes hoists, driveway accesses, parking spaces and garbage receptacles; and (3) has an minimum dimension of 15 metres.</p>
<p>P09 A <i>Tourist park</i> provides adequate lighting to facilitate the safe use of roads and pedestrian areas within the site.</p>	<p>A09 No Acceptable Outcome is prescribed.</p>

Editor's notes - Tourist parks may be subject to requirements, standards and Approvals specified in local laws. Compliance with the requirements of the planning scheme does not, on its own, provide authorisation for a tourist park to be conducted. Potential operators should contact Council for further details.

A recommended reference document is **Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997** prepared by the Queensland Department of Local Government and Planning, in partnership with Caravan Industry Australia and Queensland's Q-Parks