
SECTION 12 – TOURIST FACILITIES AND ACCOMMODATION

Overview

The intent of this document is to provide assistance to people interested in establishing tourist style accommodation for the public in the RU1 – Primary Production zone, and to guide Council in the assessment of the development applications for such proposals.

The criteria established in this section is not exhaustive, and Council may also require additional information to address issues under Section 79C of the Environmental Planning and Assessment Act 1979. It is recommended that you discuss your proposal with Council staff at an early stage to identify any other issues that are not specifically covered in this section of the DCP.

This Section contains the following sub-sections:-

- 12.1 – General Requirements
- 12.2 – Environment
- 12.3 – Health requirements

12.1 GENERAL REQUIREMENTS

12.1.1 Context

Objectives

- a) To ensure that tourist facilities and accommodation respond appropriately to their context and do not result in adverse impacts to occupants or to the use and enjoyment of adjoining land

Controls

- (i) Provide buffers in accordance with section 22 of this DCP;
- (ii) If the adjoining farms have potential to disturb or annoy guests, the following actions should be initiated:
 - o Put in place tree planting to filter/screen views of the adjoining farm.
 - o Display appropriate signage within the main reception area that advises to the following effect:
“This accommodation is located in an agricultural area. Farm activities may cause nuisance or inconvenience from time to time, but such activities are essential to the maintenance of the prosperity and character of our local area”.

12.1.2 Access

Objectives

- a) To ensure convenient and safe access and egress is provided to service the development

Controls

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- (i) Provide on site car parking facilities in accordance with Section 16 of this DCP.
- (ii) Provide a single access point to the public road system.
- (iii) Design and construct the internal access roads in accordance with relevant AUSPEC criteria based on predicted traffic flows sourced from the *RTA Guidelines for Traffic Generating Development*, or in accordance with civil engineer certified design.
- (iv) Access to accommodation facilities is to be via flood free, and suitable for its intended use to accommodate a two wheel drive vehicle in all weather conditions.

12.1.3 Facilities and Services

Objectives

- a) To ensure that tourist facilities and accommodation provide services and facilities to meet the demands of the development

Controls

- (i) Provide an appropriately designed and sized on site waste water treatment system to comply with the provisions of Section 23 of this DCP if the development is not within 75m of a reticulated sewerage system.
- (ii) Provide an appropriately designed and sized water supply and treatment system if the development is not within 225m of a reticulated water supply system. Reference to compliance accepted guidelines for water quality will be required where on site water supply is to service the development.

12.2 ENVIRONMENT

12.2.1 Scenic Character (including signs)

Objectives

- a) To ensure that development fits in to the rural and/or natural setting without adversely affecting the local visual character

Controls

- (i) Compliance with Section 14 – Outdoor Advertising.
- (ii) If the proposed development can be viewed from adjoining properties and/or roads, screen planting should be provided to filter views into the site.
- (iii) Colours and materials for a proposed development should suit the character of the site and of dark natural colours of low reflective quality.
- (iv) Development should be sited such that it is not located on prominent knolls or ridge lines, and is well set back from property boundaries.
- (v) Especially on rural properties where there is a significant distance from the road boundary to the accommodation destination, appropriate reinforcement signage along the internal access road can be provided.
- (vi) Design and lighting of proposed development should take into consideration any design guidelines and codes Council may have in relation to outdoor lighting in rural areas.

12.2.2 Site Location

Objectives

- a) To ensure that the site chosen for the proposed development is fundamentally suitable for tourist accommodation purposes and are addressed in any documentation supporting a proposed tourist development.

Controls

- (i) The capacity to manage potential impacts on the natural and/or cultural environment is a high priority consideration in the site selection process.
- (ii) At the same time the natural and/or cultural environment is a key factor in providing appeal as a rural tourism destination.
- (iii) The proposed site, and development concept, will need to have legitimate potential to attract visitors seeking the “country holiday experience” in its different forms.

13.3 HEALTH REQUIREMENTS

Objectives

- a) Ensure that food storage and meal preparation areas and processes are conducive to the preparation and consumption of food which is safe for guests.

Controls

- (i) Any kitchen used for the preparation or storage of guests food is to comply with the requirements of the Food Act and AS4674 (Design, Construction and Fit out of Food Premises)
- (ii) Garbage storage areas for collection are to be located remotely from other site facilities, and not in close proximity to any kitchen facilities.

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