

**TOWN PLANNING SCHEME POLICY NO. 18**

**TOURIST DEVELOPMENT OTHER THAN "BED & BREAKFAST" USES WITHIN THE RESIDENTIAL ZONE**

OBJECTIVE

To enable Council to consider the provision of limited small-scale uses (such as attached studios) to be established and used within the Residential Zone, provided the nature and scale of the proposals are considered compatible and complementary to the existing adjacent residential living environment and amenity.

POLICY

- (1) To facilitate this objective all proposals will be advertised for 21 days prior to Council consideration to allow public comment on the proposal. Applicants will be required to submit to Council an "Application for Planning Consent" and suitable scaled plans to ensure the Council and public are fully aware of the proposal.
- (2) The applicant will be required to meet all associated advertising costs.
- (3) Council intends for the majority of these limited small-scale tourist uses to be established appurtenant to existing residential uses on-site as a means of controlling impacts to adjoining properties.
- (4) Council will not approve development applications for these limited small-scale tourist uses to be operated within the Residential Zone if in the opinion of Council these uses will have a detrimental impact on, conflict with, or prejudicially affect the existing adjacent residential living environment or amenity.
- (5) Car parking, road upgrading contributions, etc., will be determined upon application and will be applied as Development Conditions.
- (6) The only signs permitted will be those that are exempted by the Scheme. Business Direction Signs will not be approved for these uses.
- (7) If following the advertising period, objections are received, Council will determine the objections and may:
  - i) Refuse the application; or
  - ii) approve the application; or
  - iii) approve the application, subject to conditions.
- (8) Council will not permit any approval(s) for these activities to be transferred upon the property changing ownership.
- (9) If in the opinion of Council such use is causing a nuisance or annoyance to neighbours or to owners or occupiers of land in the vicinity, or to persons or traffic using roads in the vicinity of the approved use, Council may rescind the approval granted by it and after such rescission, no person shall upon the land the subject of a resolution for rescission, carry on the use unless approval to do so is subsequently granted by Council in writing.

**TPS Policy No. 18 .....(Cont)**

- (10) Any approved operation will be required to provide written consent to these conditions upon approval.

*Adopted on 23<sup>rd</sup> June, 1998 in accordance with clause 8.2 of Town Planning Scheme No. 3*