

18 TOURIST AND VISITOR ACCOMMODATION

This section of the DCP only provides Council's specific requirements for Tourist and Visitor Accommodation development. Other requirements that must be addressed are contained in the relevant general development part (Parts 2 to 7) and/or area plans (Parts 10 to 12) of this DCP. Where a conflict exists between this section and the general development part of LM DCP 2014, this section prevails.

18.1 GENERAL CONTROLS FOR DEVELOPMENT

Objectives

- a. To promote tourism within Lake Macquarie Local Government Area, and to facilitate growth in the local tourism economy.
- b. To ensure that tourist and visitor accommodation is established with consideration of the surrounding environment, landscape and land uses, and to mitigate potential land use conflict.
- c. To ensure Tourist Accommodation and Tourist Resorts are designed, constructed and operated on the basis of sustainable practices, including building materials, energy efficiency, self-sufficient water supply and waste avoidance, resource reuse and recycling.

Controls

1. Buildings within tourist and visitor accommodation developments (including ancillary facilities such as restaurants, conference, recreation, educational facilities or other similar development) must be designed, positioned, and set back from property boundaries in a manner that is consistent with other development in the locality, in order to maintain the character and visual amenity of the area.
2. Development must be set back adequately from potentially conflicting land uses, including those that generate noise, vibration, odour, dust, smoke and the like, in order to ensure a high level of amenity for visitors.
3. For development containing fifty units or greater a development master plan must be prepared and submitted that identifies:
 - i. The natural resources and attributes of the site and region;
 - ii. The ongoing management of environmental features;
 - iii. The location and variety of tourist activities within the development;
 - iv. Siting of buildings to integrate with the landscape;
 - v. Architectural character, to reflect local and regional influences;
 - vi. On-site infrastructure and systems, including waste management, and the proposed maintenance of those systems;
 - vii. Transport to, from and within the development;
 - viii. Continuing coordinated emphasis on waste avoidance, waste management, litter prevention and environment protection training for staff; and
 - ix. On-site waste management infrastructure and systems and the proposed maintenance of those systems.
4. The number of buildings for tourist accommodation is determined by a merit-based assessment of the proposal on site, including, but not restricted to:
 - i. Slope,
 - ii. Ecological values,
 - iii. Scenic values,
 - iv. Access,
 - v. Adjoining uses,
 - vi. Lot size,
 - vii. Waste water management, and
 - viii. Landscaping.

18.2 DEMOLITION AND CONSTRUCTION WASTE MANAGEMENT

Objectives

- a. To appropriately manage the retention of existing vegetation and vegetation.

Controls

1. All native vegetation proposed for demolition shall be integrated with landscaping and reused and retained onsite for chipping and spreading as mulch, with timber structures used as log piles or perches to house reptiles, mammals, insects and birds.
2. Second-hand and recycled content resources should be used for construction where possible and where visually integrates with the natural landscape character and dwelling form.

18.3 OPERATIONAL WASTE MANAGEMENT

Objectives

- a. To ensure that Tourist Accommodation and Tourist Resorts provide an acceptable level of waste management amenity to guests that will maximise diversion of waste from landfill to recycling and composting.

Controls

1. Waste management for Tourist and Visitor Accommodation must comply with "Guidance to Meet Operational Controls - All Zones" in the Lake Macquarie Waste Management Guidelines, with the following modifications:
 - i. Internal storage
The development must provide a waste storage space accessible to all guests within their accommodation that is sufficiently sized to enable separate storage of garbage, recycling, and food waste for a minimum of two days.
 - ii. Waste carting route(s) from premises to external waste storage areas(s)
Where guests will need to transfer waste from their accommodation waste bin storage area(s), a safe access route from the accommodation to the waste bin storage area(s) must be shown on the design plan, must be well-lit, on an even path and must be no more than 75 metres from the accommodation.
 - iii. Waste storage area(s)
The waste storage area must accommodate sufficient space for separate bins of sufficient capacity to hold enough recycling, residual garbage and food waste to allow for peak period use of the facility, within the waste collection frequencies identified in the Operational Waste Management Plan.

Garden and food waste may be processed in an onsite compost, worm farm or other organic waste processing solution for use onsite in gardens, provided this can be undertaken in to standards equivalent to NSW Environment Protection Authority Resource Recovery Orders and Exemptions.

Waste storage areas should include space for storage of other wastes that can be recycled separately, or that must be managed separately from the kerbside collection service such as problem wastes, e-wastes and bulk wastes.

Odour and noise associated with the management of waste must be mitigated to ensure guests using the accommodation and facilities are not negatively impacted. Noise must be evaluated in accordance with NSW Environment Protection Authority's Industrial Noise Policy.