

NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.



CHAPTER G15: TOURIST AND VISITOR ACCOMMODATION



Chapter G15: Tourist and Visitor Accommodation

Contents

1	Purpose	3
2	Application	3
3	Context	3
4	Objectives	3
5	Controls	4
5.1	Generic Provisions.....	4
5.1.1	Building Design and Site Layout Provisions	4
5.1.2	Environmental Considerations	5
5.1.3	Natural Hazards.....	6
5.1.4	Protection of Amenity.....	8
5.1.5	Access and Car Parking	9
5.1.6	Services.....	11
5.1.7	Advertising Signs and Structures	11
5.2	Bed and Breakfast Accommodation	12
5.3	Tourist Development in Rural Areas	13
5.4	Adaptive Re-use of Rural Buildings.....	15
5.5	Management of Tourist and Visitor Accommodation	15
5.6	Community Title Subdivision of Tourist and Visitor Accommodation	16
6	Advisory Information	17
6.1	Other legislation or policies you may need to check.....	17
6.2	Explanatory Figures to Assist Site Analysis and Design.....	18

Table

Table 1: Natural Hazard Assessment.....	7
Table 2: Traffic Movements expected from a Tourist Development.....	11
Table 3: Requirements for Right of Way upgrades.....	11

Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	14 October 2014	22 October 2014	New
2	23 June 2015	1 July 2015	Amendment

1 Purpose

This Chapter provides development guidelines for tourist development in rural areas for [eco-tourist facilities](#) and [tourist and visitor accommodation](#) and also includes the following development types:

- Tourist cabins
- [Bed and breakfast accommodation](#)
- [Farmstay accommodation](#)
- Adaptive re-use of rural buildings for tourist accommodation
- [Guesthouse](#) accommodation
- Tourist resorts
- Eco-tourist resorts

Note: Tourist cabins are defined in the DCP Dictionary as:

Tourist cabin means a freestanding building used to provide short-term self-contained holiday accommodation.

Note: Tourist cabin is a type of tourist and visitor accommodation as defined in Shoalhaven Local Environmental Plan 2014.

2 Application

This Chapter applies to all land where [tourist and visitor accommodation](#), [eco-tourist facilities](#), [farm stay accommodation](#), [backpackers' accommodation](#) and [bed & breakfast accommodation](#) are permissible with [development](#) consent.

Note: This Chapter does not apply to short term rental accommodation, [boarding houses](#), [hostels](#), [camping grounds](#), [caravan parks](#) or [manufactured home estate, hotel or motel accommodation](#) uses.

3 Context

Various types of rural tourist [development](#) are permissible under [Shoalhaven LEP 2014](#). This Chapter encourages innovative design and appropriate density of such tourist [development](#), to ensure the rural integrity of an area is maintained and that tourist development complements Shoalhaven's rural landscape.

The controls in this Chapter focus on design criteria rather than numeric [development](#) standards. It is noted that in some cases, [development](#) standards are necessary to achieve the objectives of the design elements and are expressed accordingly.

4 Objectives

The objectives are to:

- Provide [development](#) guidelines for [bed and breakfast accommodation](#) and tourist development in rural areas.
- Conserve the rural character and environmental quality of the local area enjoyed by residents of, and visitors to Shoalhaven.

Chapter G15: Tourist and Visitor Accommodation

- iii. Address issues of cumulative impact and ecologically sustainable **development**.
- iv. Encourage innovative, well-designed, quality **development** which will support and enhance tourism.
- v. Encourage sustainable design and eco-tourism.
- vi. Encourage tourist facilities with a range of support infrastructure.
- vii. Protect the amenity and privacy of adjoining residents.
- viii. Provide opportunities for a range of tourist accommodation in rural areas.
- ix. Ensure that the density of **development** in a particular locality is appropriate to the constraints of the land and is sustainable in the long term.
- x. Discourage permanent occupation of **development** approved for tourism purposes.
- xi. Provide management guidelines for tourist accommodation.
- xii. Provide guidelines for **community title subdivision**.
- xiii. Maintain the agricultural potential and prevent fragmentation of rural land.
- xiv. Recognise the risk of natural hazard in some areas and ensure that development is designed and located to minimise this risk.
- xv. Ensure vehicular access is safe and adequate for the **scale** of the proposed development.
- xvi. Conserve and complement any natural or heritage characteristics of buildings and places.

5 Controls

5.1 Generic Provisions

5.1.1 Building Design and Site Layout Provisions

Performance Criteria		Acceptable Solutions	
P1.1	Visual impact on scenic, natural landscape and adjoining properties is minimised.	A1.1	The floor area of a single tourist cabin does not exceed 120m ² .
		A1.2	The building does not exceed one storey in height.
		A1.3	The proposal is designed by a suitably qualified and experienced building designer or registered architect.
		A1.4	Large residential or urban-style buildings are avoided and your application includes a schedule of materials and colours that will not cause unacceptable visual impacts.
P1.2	Visual impact is not excessively impacted by the scale or built form of the development.		
P1.3	Materials and built form are sympathetic to the character of the area.		
P2	Areas with identified environmental attributes and/or scenic protection are conserved and protected.	A2.1	<p>Buildings are designed to complement the rural landscape and the attributes of the property, the site analysis must demonstrate:</p> <ul style="list-style-type: none"> • Buildings are not located on prominent ridgelines or knolls. • Buildings are setback a minimum of 30m from

Chapter G15: Tourist and Visitor Accommodation

Performance Criteria	Acceptable Solutions
P3 Natural habitat and threatened species are conserved and protected	<p>adjoining property boundaries.</p> <ul style="list-style-type: none"> • Buildings and their asset protection zones are located in existing cleared areas. • Access roads and power lines have minimal impact on environmental and scenic attributes for the area and property. <p>A3.1 The site plan details riparian corridors, existing vegetation and any proposal to remove vegetation, including areas for access and onsite sewage management.</p> <p>Note: A flora and fauna assessment may be required at development application stage to determine the impacts of your proposal on the area and for the life of the development. Please see Chapter G4: Removal and Amenity of Trees and Chapter G5:Threatened Species Assessment.</p>
P4 Items or places of heritage significance	<p>A4.1 Your proposal must:</p> <ul style="list-style-type: none"> • comply with Clause 5.10 Shoalhaven LEP 2014 and • Be sympathetic to the heritage characteristics of existing development on site or in the vicinity. <p>Note: A heritage impact statement ay need to be submitted with your development application by a suitably qualified professional.</p>
P5 The development meets sustainability requirements for the construction and life of the development .	<p>A5.1 A BASIX certificate must be lodged with your development application, dependent on the Building Code of Australia classification of the building. Alternatively energy efficiency may need to be addressed in accordance with Part J of the Building Code of Australia.</p>
P6 The development meets accessibility requirements.	<p>A6.1 Where buildings and car parks are required to be accessible, the development will comply with Part D3 of the Building Code of Australia, AS2890.6.</p>

5.1.2 Environmental Considerations

Note: Your application must demonstrate that environmental impacts are minimised. In addition to the provisions set out in **Shoalhaven LEP 2014** and other Chapters of this **DCP**, your

Chapter G15: Tourist and Visitor Accommodation

development application must address the following controls.

Performance Criteria		Acceptable Solutions	
P7	Water quality in local watercourses and designated water catchment areas are protected and conserved. Effluent disposal is in accordance with best practice and industry standards.	A7.1	A development application is to include details of the proposed onsite effluent disposal system and complies with Chapter G8: Onsite Sewage Management.
		A7.2	A development application complies with Clause 7.6 Shoalhaven LEP 2014 .
		A7.3	If the property is within the Sydney drinking water catchment, a development application complies with <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> .
P8	Construction impacts on the environment and potential for landslip are minimised.	A8.1	Development is not located on slopes exceeding 20%.
		A8.2	Development is related to the slope of the land and is split design or pole frame construction.
			Note: A geotechnical report may be required.
P9	Erosion, sediment and stability problems are minimised and excessive cut and fill is avoided	A9.1	Vehicular and pedestrian access does not impact environmentally sensitive lands.
		A9.2	Your design has considered Chapter G2: Sustainable Stormwater Management and Erosion Sediment Control.
P10	Sensitive environments, such as wetlands (whether or not designated), rainforest areas, endangered ecological communities and threatened species habitats are protected and conserved.	A10.1	Development is located in existing cleared areas.
		A10.2	The removal of native vegetation is minimised.
		A10.3	Impacts on native flora and fauna are minimised.
		A10.4	Your application has considered Chapter G5: Threatened Species Impact Assessment, Chapter G4: Removal and Amenity of Trees and associated legislation.
		A10.5	A 100m buffer is applied from development (including effluent reserve areas and access) and wetlands mapped by <i>State Environmental Planning Policy No. 14 – Coastal Wetlands</i> (SEPP 14 wetlands)
P11	Exposure to the atmosphere of acid sulfate soils is avoided.	A11.1	Your application complies with Clause 7.1 of Shoalhaven LEP 2014 and the development does not result in the exposure of acid sulfate soils.

5.1.3 Natural Hazards

Note: A number of natural **hazards** occur in Shoalhaven which require additional assessment against other controls not included in

this Chapter.

Your application must detail the safety of your **development** and how users will evacuate from the property if a natural event occurs such as **flood** or bushfire. The table below outlines the minimum assessment required for areas affected by a naturally occurring events.

Table 1: Natural Hazard Assessment

Type of Hazard	Minimum Assessment Required
<p>Bushfire Properties and their internal access mapped as bush fire prone land.</p>	<ul style="list-style-type: none"> • Detailed assessment against <i>Planning for Bushfire Protection (PBP) 2006</i> • A bushfire risk assessment completed in accordance with PBP 2006 which may include: <ul style="list-style-type: none"> - A bushfire management plan and evacuation plan - Details of asset protection zones - Perimeter road around the development area - Access for fire fighting vehicles - Secondary vehicular access - Appropriate landscaping - Water storage for firefighting purposes - Onsite firefighting equipment and on-site managers trained in its use - Appropriate level of construction depending on the category of bush fire attack • Tourist and visitor accommodation is a special fire protection purpose, representing an integrated development application requiring approval of the NSW Rural Fire Service (RFS) under Section 100B if the Act. Additional information may be required by NSW RFS and conditions enforced.
<p>Flooding Properties and their internal access affected by:</p> <ul style="list-style-type: none"> • Clause 7.3 of Shoalhaven LEP 2014 ; or • Within the probable maximum flood (PMF) area (as defined in Chapter G9: Development on Flood Prone Land); or 	<ul style="list-style-type: none"> • Assessment against the controls of Chapter G9: Development on Flood Prone Land. • Your application may need to be supported by a Flood Risk Assessment if required by Chapter G9. • Evacuation Management Plan

Chapter G15: Tourist and Visitor Accommodation

Type of Hazard	Minimum Assessment Required
<ul style="list-style-type: none"> With a history of flooding. 	
<p>Steep and Unstable Land Properties and their internal access with a slope exceeding 12% or affected by Clause 7.7 of Shoalhaven LEP 2014.</p>	<ul style="list-style-type: none"> Assessment against the controls of Clause 7.7 of Shoalhaven LEP 2014. A geotechnical report may be required depending on the stability of the site.

5.1.4 Protection of Amenity

Performance Criteria	Acceptable Solutions
<p>P12 To conserve the rural character of a locality and the amenity enjoyed by local residents and neighbouring properties is preserved.</p>	<p>A12.1 The minimum setback for tourist related development including tennis courts and swimming pools are setback 30m from adjoining property boundaries.</p> <p>A12.2 Development is grouped to minimise environmental and amenity impacts.</p> <p>A12.3 A development application includes a landscape plan demonstrating appropriate screening to visually protect the surrounding dwellings and public roads.</p> <p>A12.4 Any external artificial lighting should be suitably designed, located and orientated to minimise impacts to adjoining properties.</p>
<p>P13 To minimise noise nuisance and loss of privacy to adjoining residents, as well as for guests of the proposed tourist development.</p>	<p>A13.1 Hours of operation to associated food and drink premises are limited to 10:30pm Sunday to Thursday and 12:00am Friday and Saturday nights.</p> <p>A13.2 Noise level from the premises measured at the property boundary does not exceed background levels by more than 5 dba.</p>
<p>P14 To ensure the orderly and co-ordinating approach to staged development and to ensure minimal impacts on adjoining property.</p>	<p>A14.1 A staging plan is provided with your application and includes details of:</p> <ul style="list-style-type: none"> Cabins to be constructed during each stage; Management of the site till completion; and Approximate timeframe for completion.

5.1.5 Access and Car Parking

Note: Car parking for visitors must be provided in accordance with Chapter G21: Car Parking and Traffic and the controls below.

Performance Criteria		Acceptable Solutions
P15	Access to the tourist facility is safe, practical and designed in a way that minimises environmental impacts.	A15.1 Access to the development does not compromise or interfere with other lawful uses of the land, such as agriculture.
		A15.2 Access roads are designed to follow the contours of land with minimal earthworks and site disturbance.
		A15.3 New access roads do not traverse areas with a gradient in excess of 20% for excessive distances.
		A15.4 Soil erosion and sedimentation control devices are provided for the construction and life of the development .
		A15.5 The minimum standard of access road from a public road to the tourist development is all-weather gravel and slopes in excess of 12% are sealed (i.e. bitumen or concrete).
		A15.6 Where bitumen sealed sections are discontinuous, with gravel sections 200 metres or less, the bitumen seal it to be continuous.
		A15.7 Where pavements 12% and greater commence at a tangent point, or within a curve, this part of the access must be bitumen sealed.
		A15.8 Where a right of way requires substantial upgrading or will be substantially impacted by the tourist development , a separate Development Application may be required together with the consent of each owner whose property is affected by the development and associated upgrading works.
P16	Development has safe and practical access from a public road to the tourist development and designated visitor car parking spaces.	A16.1 Vehicle access is safe, convenient and suitable for two-wheel drive conventional vehicles.
		A16.2 Access to the tourist development and manager's residence is shared from the public road.
		A16.3 Depending on the scale of development and existing access, Council may require upgrading of the existing public road access to provide safe entry to the property.
		A16.4 Access roads/driveways are a minimum width of 3.5 metres (including 0.5m shoulders) or wider for

Chapter G15: Tourist and Visitor Accommodation

development remotely located to allow safe passing of vehicles. Variations to this requirement may be considered where passing bays and single ‘one way’ direction is proposed.

A16.5 Vehicle access in bushfire prone areas meets the requirements of the NSW Rural Fire Service Planning for Bushfire Protection 2006.

A16.6 Vehicle access in flood prone areas meets the requirements of Chapter G9: **Development** on Flood Prone Land.

P17 The property has legal and practical access from a public road to the tourist **development** and designated visitor car parking spaces.

Public Road Access

A17.1 The property has direct access to a public road;

A17.2 Upgrading and maintenance works may be required depending on the traffic generated by the development. Refer to Table 4 and 5.

Private Road Access

A17.3 The property has access via a right of way or right of carriageway.

A17.4 Where required, the upgrading of existing access must be provided in accordance **Council’s** Standards and as identified in Table 4 and 5 based on the number of traffic movements per day.

P18 Satisfactory access is provided for people with disabilities.

A18.1 Car parking for people with disabilities is provided in accordance with Chapter G21: Car Parking and Traffic, Australian Standards and the **Building Code of Australia**.

P19 The owners and users of private roads are not disadvantaged by tourist **development** on land without public road frontage.

A19.1 The manager’s residence and associated tourist **development** share a single point of access.

A19.2 Car parking and servicing areas are located away from prominent views and appropriately screened.

A19.3 The provision of parking and access for the **development** is unobtrusive and sympathetic to the existing landforms

Note: See explanatory figures in Section 6.3 of this Chapter

Chapter G15: Tourist and Visitor Accommodation**Table 2: Traffic Movements expected from a Tourist Development**

Tourist Development	Movements per day
Manager's residence	6 traffic movements per day
Cabin, guestroom or unit (accommodation for up to 4 people)	3 traffic movements per day per cabin/ guestroom /unit

Table 3: Requirements for Right of Way upgrades

Movements per day	Access Requirements
Up to 12 movements per day	<ul style="list-style-type: none"> Right of way must be constructed with a 4 metre wide gravel pavement with 0.5 metre shoulders and associated drainage. Pavement width may be reduced to 3 metres where there are environmental concerns and limited options for access. Suitable passing bays are provided.
Between 13 and 24 per day	<ul style="list-style-type: none"> Right of way must be constructed with a 4.5 metre wide gravel pavement with 0.5 metre shoulders and associated drainage.
Between 25 and 36 per day	<ul style="list-style-type: none"> Right of way must be constructed with a 5 metre wide gravel pavement with 0.5 metre shoulders and associated drainage.
Above 37 per day	<ul style="list-style-type: none"> To be determined on a case by case basis.

5.1.6 Services

Performance Criteria	Acceptable Solutions
P20 Water and electricity supplies are satisfactory.	A20.1 Adequate grid power is available or there is a viable alternative supply.
P21 The increase in reticulated services will not adversely impact the environment	A21.1 A satisfactory supply of potable water is provided.
P22 The development is resource efficient	A22.1 The proposal incorporates the use of adequate alternative and renewable energy and water resources.

5.1.7 Advertising Signs and Structures

Note: You can provide a [business identification sign](#) and tourist directional signage for your tourist development in accordance with Chapter G22: Advertising Signs and Signage of this DCP.

5.2 Bed and Breakfast Accommodation

The specific objectives are to:

- i. Maintain the residential amenity of both the property and the locality where the 'Bed and Breakfast' is established.
- ii. Ensure that the standard of the **development** will promote tourism in the local government area.
- iii. Ensure that the premises meet acceptable fire safety and health standards.
- iv. Ensure compatibility between **bed and breakfast accommodation** and adjoining properties.
- v. Maintain a satisfactory standard of management and service.
- vi. Ensure that adequate utility services are available to the **dwelling** to enable its use for the purpose of **bed and breakfast accommodation**.

Note: Clause 5.4 (1) of **Shoalhaven LEP 2014** restricts that no more than five bedrooms can be provided to guests in **bed and breakfast accommodation**.

Complying **development** provisions for certain forms of **bed and breakfast accommodation** are included in the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

In additions to the requirements set by the **Building Code of Australia** and **Shoalhaven LEP 2014**, the following controls apply to **bed and breakfast accommodation**.

Performance Criteria	Acceptable Solutions
P23 That bed and breakfast accommodation must operate within a framework appropriate to their setting and industry standards.	<p><i>Guestroom Restrictions</i></p> <p>A23.1 Guestrooms that are used for the purpose of commercial temporary or short-term accommodation should be provided in a similar manner to a dwelling where guests have direct access to lounge, dining and kitchen areas. Cooking facilities for the preparation of meals must not be provided within guests' rooms.</p> <p><i>Length of Stay</i></p> <p>A23.2 The maximum length of consecutive stay is 42 days and no more than 150 days in any one year.</p> <p><i>Fire Safety</i></p> <p>A23.3 Smoke detectors must be installed within the building as required Part E or Part 3.7.5 of the Building Code of Australia Volume 1 & 2.</p> <p><i>Effluent disposal</i></p> <p>A23.4 For areas that are not connected to sewer, you will need to provide onsite sewerage management in</p>

Chapter G15: Tourist and Visitor Accommodation

Performance Criteria	Acceptable Solutions
	accordance with Chapter G8: Onsite Sewerage Management.
	<i>Water supply</i>
	A23.5 Where reticulated water supply is not available, adequate clean water must be provided for the food preparation and cleaning food equipment. Water quality must satisfy the NSW Health Guideline for private water supply.
	<i>Signage</i>
	A23.6 One business identification sign will be permitted on the site. The sign must only identify the name and occupation of the premises and must not exceed 1.0m x 0.6m in size.

5.3 Tourist Development in Rural Areas

This control applies to all land where [tourist and visitor accommodation](#), [eco-tourist facilities](#), [farm stay accommodation](#) and [bed & breakfast accommodation](#) are permissible with [development](#) consent in the following zones:

- RU1 Primary Production
- RU2 Rural Landscape
- RU4 Primary Production Small Lots
- R5 Large Lot Residential
- E2 Environmental Conservation
- E3 Environmental Management
- E4 Environmental Living

The specific objectives are to:

- i. Ensure the density of [development](#) is sustainable and has minimal impact on the environment.
- ii. Provide tourist [development](#) forms that is compatible the rural character of the area.
- iii. Ensure the impact of [development](#) on the amenity of rural areas is maintained and the impact on neighbouring areas is minimised.
- iv. Ensure that [native vegetation](#) and water quality is protected.
- v. Ensure that multiple forms of tourist [development](#) on one property are consistent with the acceptable density standards.

Performance Criteria	Acceptable Solutions
P24 Sufficient area is available for the development so as to not impact on surrounding land use or	A24.1 A minimum area of two (2) hectares is required for all forms of tourist development in rural areas; or A24.2 A minimum area of ten (10) hectares is required for a tourist resort development ; and

Chapter G15: Tourist and Visitor Accommodation

Performance Criteria	Acceptable Solutions												
amenity of the locality.	A24.3 The minimum area must be calculated from land where tourist use is permissible, all other areas must be excluded from density calculations.												
P25 Density of tourist cabins and guesthouses should be of a rural nature and be consistent with the surrounding areas.	A25.1 The number of cabins permitted is outlined in the table below:												
	<table border="1"> <thead> <tr> <th data-bbox="647 555 979 584">Number of Tourist Cabins</th> <th data-bbox="1031 555 1414 584">Minimum Land Area Required</th> </tr> </thead> <tbody> <tr> <td data-bbox="647 613 772 642">1-2 cabins</td> <td data-bbox="1031 613 1155 642">2 Hectares</td> </tr> <tr> <td data-bbox="647 669 746 698">3 cabins</td> <td data-bbox="1031 669 1155 698">4 Hectares</td> </tr> <tr> <td data-bbox="647 725 746 754">4 cabins</td> <td data-bbox="1031 725 1155 754">6 Hectares</td> </tr> <tr> <td data-bbox="647 781 746 810">5 cabins</td> <td data-bbox="1031 781 1155 810">8 Hectares</td> </tr> <tr> <td data-bbox="647 860 847 889">6 or more cabins</td> <td data-bbox="1031 826 1401 927">10 Hectares, plus an additional 2 Hectares per Cabin after 6 cabins.</td> </tr> </tbody> </table>	Number of Tourist Cabins	Minimum Land Area Required	1-2 cabins	2 Hectares	3 cabins	4 Hectares	4 cabins	6 Hectares	5 cabins	8 Hectares	6 or more cabins	10 Hectares, plus an additional 2 Hectares per Cabin after 6 cabins.
Number of Tourist Cabins	Minimum Land Area Required												
1-2 cabins	2 Hectares												
3 cabins	4 Hectares												
4 cabins	6 Hectares												
5 cabins	8 Hectares												
6 or more cabins	10 Hectares, plus an additional 2 Hectares per Cabin after 6 cabins.												
	A25.2 The number of guestrooms in guesthouses must not exceed 10 unless the land area exceeds six (6) hectares to a total maximum of 20.												
	A25.3 Where parallel development is proposed that include the use of multiple outbuildings, each building used for tourist and visitor accommodation must be included in the calculation of acceptable density.												
	Note: Parallel development means development for bed & breakfast accommodation and tourist cabins carried out on the same land.												
P26 Length of stay in tourist accommodation is limited to avoid use as permanent residential accommodation.	<p>A26.1 The maximum length of consecutive stay is 42 days and 150 days in any one year.</p> <p>A26.2 Permanent accommodation of tourist accommodation other than an approved manager's residence is strictly prohibited.</p>												

Note: Council may consider variations to the minimum standards if the proposal complies with:

- The zones objectives in **Shoalhaven LEP 2014**;
- The objectives and controls of this Chapter; and
- Relevant controls in **Shoalhaven Development Control Plan 2014**

5.4 Adaptive Re-use of Rural Buildings

The adaptive re-use of existing rural buildings such as barns, silos, stables or dairies may be considered for the purposes of short term accommodation if the proposal is ancillary to an existing [dwelling house](#) and/or [tourist and visitor accommodation](#). Full domestic laundry facilities must not be provided in this form of [tourist and visitor accommodation](#), however cupboard facilities may be acceptable.

Note: Any proposal to re-use existing buildings must comply with the [Building Code of Australia](#) and [Council](#) may request structural engineer details to be lodged with your development application.

5.5 Management of Tourist and Visitor Accommodation

Note: Your [development](#) application must include a management plan which demonstrates that the tourist facility will be managed appropriately and that safeguards are in place to manage the following issues:

- The behaviour of guests;
- Impact on neighbours and/or surrounding environment; and
- Compliance with conditions of [development](#) consent.

Performance Criteria		Acceptable Solutions
P27	Integrated tourist facilities include a range of support infrastructure	<p>A27.1 The proposal includes provision for a manager's residence and permanent on-site full-time management; or</p> <p>A27.2 The proposal involves not more than five (5) tourist cabins and Council is satisfied that the site will be managed appropriately.</p> <p>A27.3 Proposals include support infrastructure such as golf course, swimming pool, gym, tennis court, BBQ facilities, children's playground or walking/cycling trails.</p>
P28	The increase in reticulated services will not adversely impact the environment	A28.1 A satisfactory supply of potable water is provided.
P29	The scale of the manager's residence is appropriate and in proportion to the scale of the tourist facility.	<p>A29.1 The proposal does not require an additional dwelling-house for occupation by an on-site manager (for larger scale proposals this aspect could be reconsidered).</p> <p>A29.2 The manager's residence is integrated into the</p>

Chapter G15: Tourist and Visitor Accommodation

Performance Criteria	Acceptable Solutions
<p>P30 Where a dwelling entitlement cannot be demonstrated, a managers residence may only be considered if it is part of a bona fide tourist facility.</p>	<p>tourist facility to allow supervision of the facility.</p>
	<p>A29.3 There is no physical separation, such as watercourses or inaccessible gullies, which would impede internal access between the manager’s residence and the tourist facilities.</p>
	<p>A29.4 Layout of the development facilitates on-site management and easy access to the manager is available at all times.</p>
	<p>A29.5 Manager’s residence does not exceed the ratio of 1:20 tourist cabins or a 20 guestroom maximum.</p>
	<p>A29.6 Manager’s residence is clearly ancillary to the overall tourist facility in terms of the project cost and scale of building.</p>
	<p>A30.1 The property includes at least 10 hectares of land zoned to allow tourist and visitor accommodation or eco-tourist facilities; and</p> <p>A30.2 The proposal includes a minimum of five (5) tourist cabins; and</p> <p>A30.3 If the development is staged, the first stage must include a minimum of three (3) tourist cabins and one tourist cabin can be temporarily occupied as a manager’s residence until the development is completed.</p>

Note: The **Shoalhaven LEP 2014** sets a minimum density standard to permit **dwelling houses** in certain zones.

Properties that do not comply with Clause 4.2D of **Shoalhaven LEP 2014** can propose a manager’s residence that is ancillary to the predominant tourist use of the land subject to the requirements of this Chapter.

5.6 Community Title Subdivision of Tourist and Visitor Accommodation

Note: Controls for some **community title subdivision** for the purposes of **tourist and visitor accommodation** are outlined in Clause 4.2A **Shoalhaven LEP 2014**.

The controls below are supplementary to Clause 4.2A. Any subdivision proposal must also comply with relevant controls set in Chapter G10: Subdivision of land.

Performance Criteria	Acceptable Solutions
<p>P31 Development is of sufficient scale to demonstrate its bona fides as tourist facility and therefore justify the creation of a separate allotment or allotments of land for individual components of the development.</p>	<p>A31.1 Community title subdivision of land for the purposes of tourist and visitor accommodation must include:</p> <ul style="list-style-type: none"> • A minimum of five (5) tourist cabins and a manager's residence; or • A guesthouse with a minimum of ten (10) guestrooms. <p>A31.2 Only one manager's residence is permitted in the community title subdivision; and</p> <p>A31.3 The subdivision is demonstrated not to compromise the operation of the approved tourist development; and</p> <p>A31.4 No additional dwelling entitlement will be created through the subdivision.</p>

6 Advisory Information

6.1 Other legislation or policies you may need to check

Note: This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application

Council Policies & Guidelines	<ul style="list-style-type: none"> • Contributions Plan • Rural Wastewater Supply Policy • Driveway Access to Private Properties
External Policies & Guidelines	<ul style="list-style-type: none"> • Planning for Bushfire Protection 2006 • Holiday Rental Code of Conduct – best practice guidelines for the operation of holiday rentals prepared by the tourism accommodation industry. Council supports the adoption and implementation of these guidelines by owners and managing agents of short-term rental accommodation. • NSW Health Guideline for private water supply.
Legislation	<ul style="list-style-type: none"> • <i>State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011</i> • <i>State Environmental Planning Policy No. 14 – Coastal Wetlands</i> • Shoalhaven Local Environmental Plan 2014

6.2 Explanatory Figures to Assist Site Analysis and Design

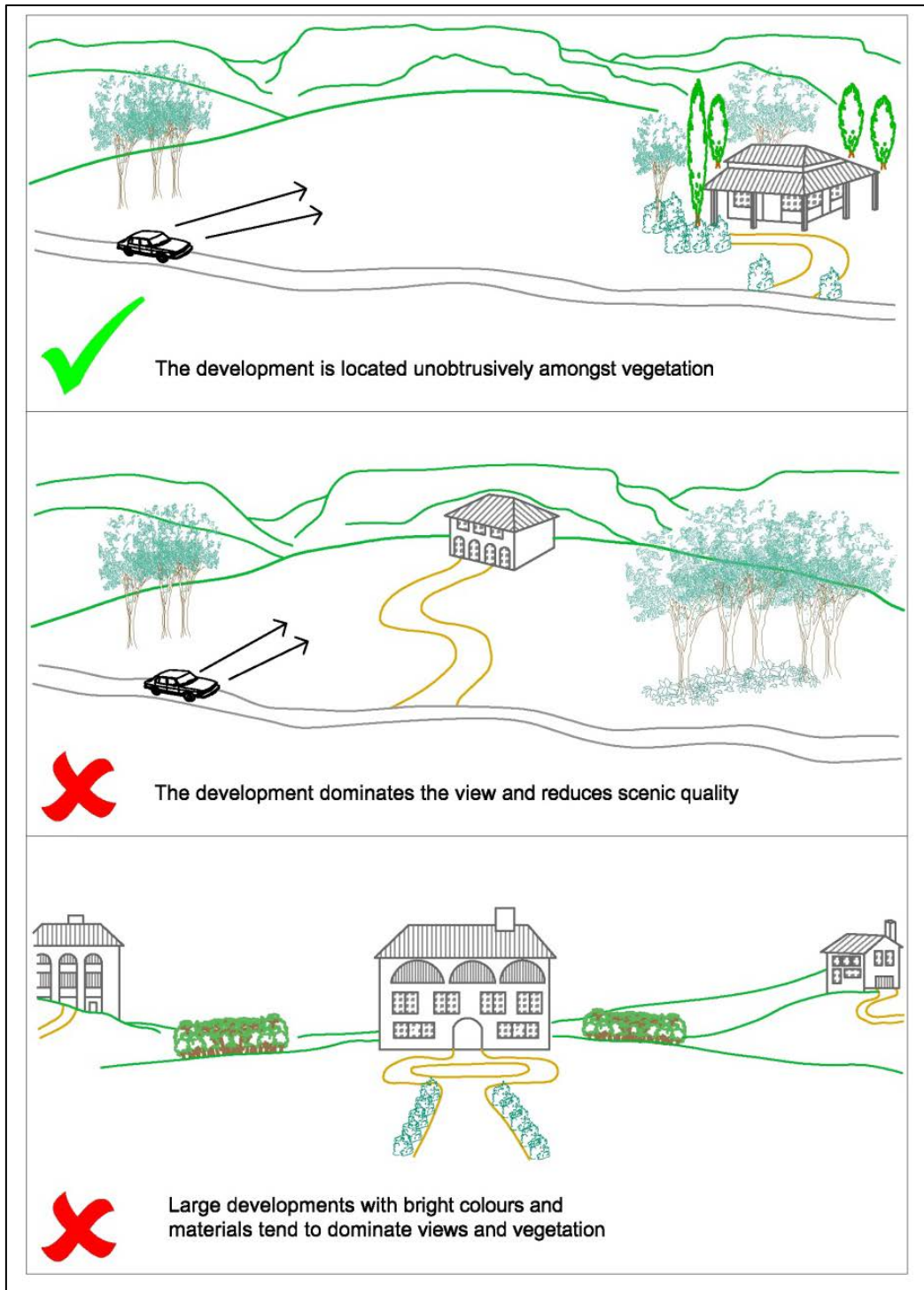


Figure 1: Building and Site Layout

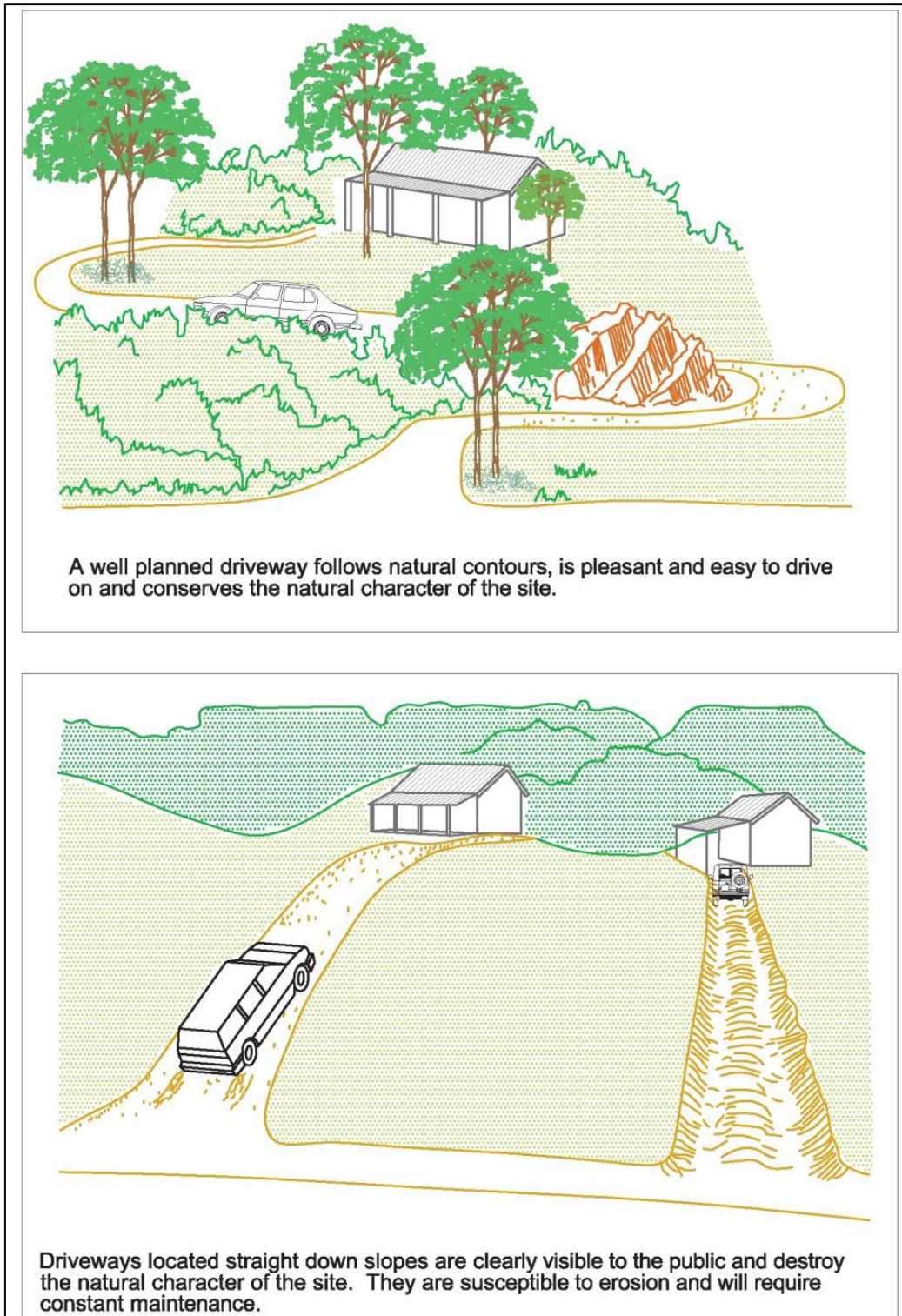


Figure 2: Access and Car Parking

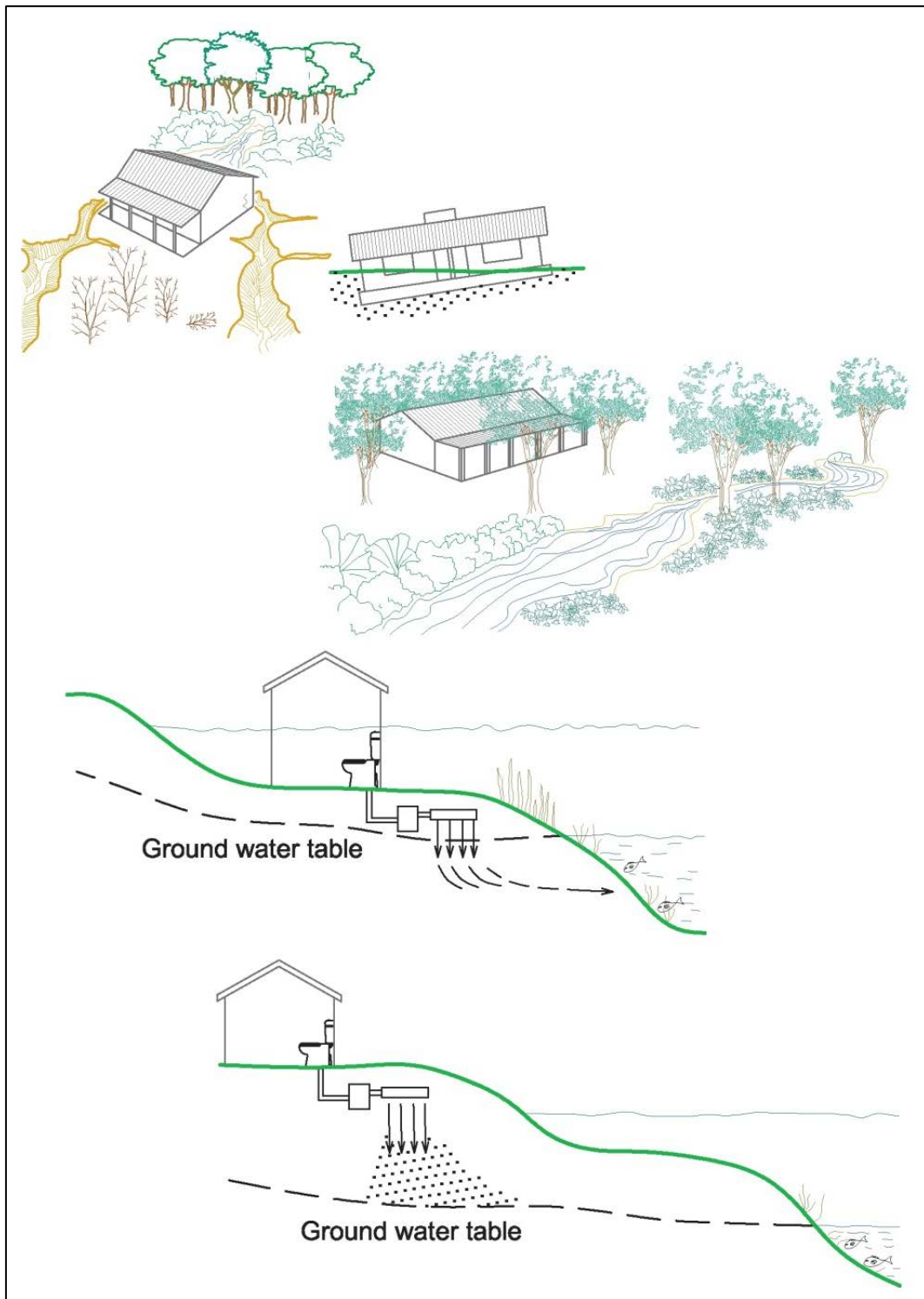


Figure 3: Environmental Considerations