

2 BED & BREAKFAST/ FARM STAY ACCOMMODATION

This section of the DCP only provides Council's specific requirements for Bed and Breakfast and Farm Stay Accommodation developments. Other requirements 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.

2.1 GENERAL PROVISIONS

Objectives

- a. To ensure that Bed and Breakfast and Farm Stay Accommodation does not adversely affect the character of the area.
- b. To ensure that potential impacts on the amenity of neighbours is minimised.

Controls

1. A Bed and Breakfast and Farm Stay Accommodation development must not contain more than five guest bedrooms.
2. A Bed and Breakfast and Farm Stay Accommodation development must not accommodate more than 12 guests.

2.2 SIGNAGE

Objectives

- a. To preserve the character of the surrounding area.
- b. To enable identification of Bed and Breakfast and Farm Stay Accommodation developments while minimising the impact of signage.

Controls

1. Signage must not exceed a single sign with a maximum area of 0.6 square metres and may include details of:
 - i. Land use,
 - ii. Name(s) of the owner/establishment,
 - iii. Phone number
2. Signage must not be illuminated and the style and materials of the sign must be compatible with the character of the area.

2.3 OPERATION

Objectives

- a. To ensure that Bed and Breakfast and Farm Stay Accommodation developments provide an acceptable level of amenity to guests, and maintain adequate health standards.

Controls

1. The development must provide a minimum of two baths/showers, two toilets and two wash basins.
2. For guest bedrooms, a minimum of five square metres of bedroom floor area per person must be provided.

2.4 OPERATIONAL WASTE MANAGEMENT

Objectives

- a. To ensure that Bed and Breakfast and Farm Stay Accommodation developments provide an acceptable level of waste management amenity to guests that will maximise diversion of waste from landfill to recycling and composting.

Controls

1. The Waste management for Bed and Breakfast and Farm Stay Accommodation must comply with the "Guidance to Meet Operational Controls - All Zones" in the Lake Macquarie Waste Management Guidelines, with the following modifications:
 - i. Bin type, sizes, numbers and collection frequency
 - ii. Internal storage
 - iii. Waste carting route(s) from premises to external waste storage area(s)
 - iv. Waste storage area(s)
 - v. Bin carting route(s) from waste storage area(s) to waste collection point(s)
 - vi. Waste collection point(s)
 - vii. Waste collection vehicle access
2. The development must provide a waste storage space accessible to all guests within the accommodation that has sufficient space to store separated recycling, food waste, problem wastes (such as batteries, light globes, cooking oils and paint), and residual garbage for a minimum of two days. This must be clearly labelled to identify which wastes can be included in which container.
3. 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 and must be no more than 100 metres.