

2.7 – Tourism Development – Summary & Comparison

Control	Gosford DCP	Wyong DCP	Proposed
B&Bs	4 Bedrooms max - LEP	5 Bedrooms max - LEP	5 Bedrooms max - LEP
	Not permitted to operate in dual occupancies, multi-dwelling housing, residential flat buildings		Not permitted to operate in dual occupancies, multi-dwelling housing, residential flat buildings
	Bed and breakfast and farm stay accommodation are not to contain stove or oven facilities for the preparation of meals by guests.	Bed and breakfast accommodation is not to contain facilities for the preparation of meals by guests	Bed and breakfast accommodation is not to contain facilities for the preparation of meals by guests
	The bed and breakfast accommodation must be for short-term, temporary visitors only and not for long-term, permanent accommodation. Maximum period of stay is restricted to 14 days in any 28 day period		The bed and breakfast accommodation must be for short-term, temporary visitors only and not for long-term, permanent accommodation. Maximum period of stay is restricted to 14 days in any 28 day period
Farm stay	4 Bedrooms max - LEP	5 Bedrooms max - LEP	5 Bedrooms max - LEP
	Maximum period of stay is restricted to 14 days in any 28 day period	No DCP Provisions	Maximum period of stay is restricted to 14 days in any 28 day period
	Farm stay accommodation is to be contained within small scale separate "cottage style"		Farm stay accommodation is to be contained within small scale separate "cottage style"
	not compromise any existing or future primary production activities		not compromise any existing or future primary production activities
Short-Term Rental	<i>Applied to the assessment of Development Applications for the use of any lawful existing dwelling of up to 6 bedrooms for Short-term Rental Accommodation. This includes dwellings of up to 4 bedrooms, which are not operated in accordance with the requirements relating to dwellings identified as Exempt Development</i>		
	The development must not generate more than 2 written complaints concerning the activities taking place on the land, from the occupiers of separate dwellings located within 40 metres of the subject dwelling, over a 12 month period.	No DCP Provisions - Merit Assessment	The development must not generate more than 2 written complaints concerning the activities taking place on the land, from the occupiers of separate dwellings located within 40 metres of the subject dwelling, over a 12 month period.
	Mandatory Private Security		Mandatory Private Security
	Maximum of 6 off street parking spaces		1 space per guest room
Backpackers	General Assessment and any local controls	General Assessment and any local controls	General Assessment and any local controls
Eco-Tourism	Specific LEP requirements	Specific LEP requirements	Specific LEP requirements
Serviced Apartments	General Assessment and any local controls	General Assessment and any local controls	SEPP 65 Assessment required under Draft CCLEP 2018 along with and local controls