

STRATEGIC PLANNING

DRAFT **Randwick** **Development** **Control Plan** **C12 Tourist and** **Visitor** **Accommodation**

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1. Introduction

Explanation

Tourist and Visitor accommodation in the Randwick LGA has evolved over time resulting in a diverse range of accommodation types. This Part reflects the diversity of accommodation typologies and provides guidance for their planning management.

It supports the strategic objectives of the Economic Development Strategy and the Local Strategic Planning Statement by promoting the delivery of high quality, varied short-term accommodation that enhances the local visitor economy. In doing so, it aims to balance economic benefits with the need to manage potential impacts on surrounding residential areas.

This section applies to:

- any development application for new tourist and visitor accommodation; and
- any alterations, additions or change of use relating to the following accommodation types:
 - i. Backpacker accommodation;
 - ii. Hotel or motel accommodation; and
 - iii. Serviced apartments

Definition:

Under RLEP, **Tourist and Visitor Accommodation** means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes any of the following:

- a) backpackers' accommodation
- b) bed and breakfast accommodation
- c) farm stay accommodation
- d) hotel or motel accommodation
- e) serviced apartments

but does not include –

- a) camping grounds, or
- b) caravan parks, or
- c) eco-tourist facilities.

This section of the DCP should be read in conjunction with:

- Part A - Introduction
- Part B - General Controls of the DCP; including B6 Waste Management, B9 Management Plans & B12 – Outdoor Advertising and signage;
- Part C Land Use controls
- Other sections of the DCP for specific development types, sites or locations, if relevant to the application.

2. General objectives and controls

Explanation

Tourist and visitor accommodation must be designed to deliver suitable levels of amenity for guests, respond sensitively to the character and amenity of the surrounding area, and achieve a high-quality built form. This includes the provision of adequate facilities for guests and accommodation that incorporates acceptable levels of solar access, ventilation and acoustic performance. Developments must not only respect the scale, form, and architectural context of neighbouring buildings and contribute positively to the streetscape, but also minimise any adverse impacts on neighbouring properties as a result of the proposed use.

To do this it's not only important to ensure the design of the development is appropriate, but that the proposed management of the development is adequate to minimise any potential impacts to both neighbouring residents and other guests.

Objectives

The objectives for Tourist and Visitor Accommodation are to:

- a) Ensure that any proposals for tourist and visitor accommodation maintains or enhances the character and amenity of the area
- b) Provide a high standard of amenity and security for guests staying in the accommodation
- c) Encourage a diverse and accessible range of accommodation typologies that cater to a broad spectrum of tourists and visitors, thereby supporting diversity within Randwick City's local tourism and visitor economy.
- d) Encourage tourist and visitor accommodation to be located within proximity to public transport, services and facilities
- e) Encourage the inclusion of universal design features for ground floor accommodation to improve accessibility and accommodate a wider range of needs.

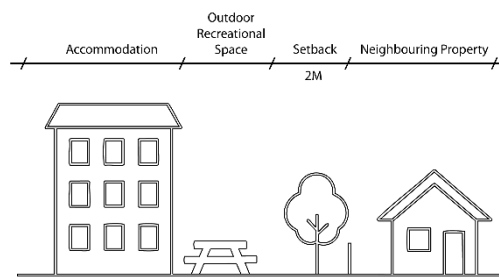
Controls

The following controls apply to all tourist and visitor accommodation:

Amenity

- a) All communal sanitary facilities are to be in accordance with AS 1428 and gender separated as practically as possible
- b) Ground floor dwellings should meet accessibility requirements as outlined in AS 1428.1
- c) Food and kitchen servicing facilities must be designed and managed in accordance with the Australian Food Safety Standards 2023
- d) Mechanical plant and equipment must be located in areas away from living or sleeping rooms within the development and adjacent buildings
- e) Rooms that generate noise (such as laundries, communal spaces, and kitchens) should be located as far as practicable from sleeping rooms. Where noise-generating rooms are in close proximity to sleeping rooms, additional acoustic treatments must be provided
- f) Design buildings to prevent laundry or clothing from being hung on windows facing the street elevation(s)
- g) Setback any outdoor recreation areas from neighbouring residential properties by a minimum of 2 metres to minimise neighbouring impacts. A vegetation buffer is to be provided to further mitigate privacy and sound impacts

Figure 1: Outdoor setback



Source: Randwick City Council

- h) All Tourist and Visitor accommodation is to provide a reception area capable of accommodating at least one staff member, point of sale facilities and a small waiting area to ensure that guests awaiting check-in/check-out or transport do not have to congregate outdoors. The reception is to be well located to the front of the site and to be of a suitable size relative to the size of the development
- i) Light of communal outdoor spaces and illuminated signage must be designed or positioned to minimise glare or light overspill to surrounding residential properties
- j) Demonstrate CPTED design principles such as:
 - i. Adequate surveillance for shared spaces and entrances
 - ii. Avoiding blind spots in shared spaces and entrances
 - iii. Using architectural and landscaping cues to distinguish public and private areas.

Management

- k) The operators of the accommodation must maintain an updated guest register including full names, addresses, arrival and departure dates
- l) Applications must submit a 'Registration of Place of Shared Accommodation' form prior to the commencement of any operations.
- m) Applications must submit waste management and generation rates based on Council's most recent Waste Management Guidelines in accordance with to Part B6 Waste management of the DCP.
- n) Applications must submit a Management Plan in accordance with Part B9 Management Plans, additionally detailing the proposed management of guests and additional measures to mitigate noise generated from such uses (the level of detail should be proportionate to the intensity of the proposed use).
- a) Applications must submit an acoustic report prepared by a suitably qualified acoustic consultant addressing:
 - i) Potential noise sources from the operation of the development including any outdoor communal areas, mechanical plant and equipment and kitchen exhaust systems
 - ii) Desirable acoustic performance criteria addressing potential external night time noise activities including outdoor dining, cafes, restaurants, small bars, outdoor performances and live music
 - iii) Mitigation measures such as appropriate sound proofing construction and management practices to ensure that:
 - iv) Compliance with the Australian Standards, Protection of the Environment Operations Act 1997 and Protection of the Environment Operations Regulation 2008

- v) Compliance with Australian Standard AS 2107:2016 with additional measures proposed for uses that intensify noise beyond that of residential developments.
- vi) Noise from commercial plant and the use of communal spaces, when assessed as $L_{Aeq,15min}$ must not exceed the $LA_{90,15min}$ background noise level by more than 3 dB when measured inside any habitable room (with windows closed) of any affected residence.

3. Specific controls - backpacker accommodation

Explanation

Backpacker accommodation offers a unique accommodation typology typically due to its affordability, therefore catering to tourists on lower budgets. Proposed development must fall under the definition within the RLEP and must comply with the relevant provisions of the RLEP. In addition, the development must comply with the controls within this section and Part B General Controls the DCP and any other relevant chapters for provisions on, but not limited to; built form, character and heritage considerations applicable to the particular site.

Definition Under the RLEP: **Backpackers' Accommodation** means a building or place that:

- a) provides temporary or short-term accommodation on a commercial basis, and
- b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- c) provides accommodation on a bed or dormitory-style basis (rather than by room).

3.1. Controls

As Backpacker accommodation typically caters to a higher number of guests per square metre, it is essential to ensure proposed backpacker accommodation provides adequate amenity for guests and is appropriately managed. Robust management plans ensure that guests have access to accommodation that meets adequate levels of hygiene and safety, whilst not disturbing other guests or neighbouring residents.

Amenity

- a) The minimum area of a sleeping room must comply with the *Public Health Regulation 2012*:
 - a. The room has a floor area of 5.5 square metres or more for each person sleeping in it (where the length of stay is more than 28 consecutive days), or
 - b. 2 square metres or more for each person (in any other case).
- b) Provide individual secure lockable storage facilities with a minimum capacity of 0.6 cubic metres per person, to allow guests to store baggage and travel items within the sleeping room
- c) Each sleeping room must contain an operable window opening to outdoor areas for natural light and ventilation
- d) Development must meet the below amenity minimum requirements:

Wash Basin	Toilet	Bath/Shower	Washing machine	Wash tub	Clothes drying
1 per 7 guests	1 per 7 guests	1 per 7 guests	1 per 30 guests	1 per 30 guests	1 dryer or 20 meters external clothes line per 30 guests

Note

where toilet and showers are provided in the same cubicle, an additional ½ a toilet is to be provided to ensure guests have access to toilets whilst other guests are showering.

- a) Provide at least 1 communal kitchen and 1 communal dining area (may be combined). The minimum combined floor area of these rooms must be 1 square metre per guest
- b) Cooking facilities must be sufficient so that 15-20% of the maximum number of guests may prepare meals at any one time
- c) Provide a communal outdoor recreation area in the form of a courtyard, terrace, balcony, deck or the like, with total area of 30 square metres or 1.5 square metres per guest, whichever is the lesser. The outdoor recreation area must have a minimum dimension of 3 metres and must:
 - i) be located and orientated to maximise solar access and;
 - ii) Incorporate deep soil planting or planter boxes and provide partial cover for weather protection (that does not cause unreasonable overshadowing on adjoining properties), such as pergola, canopy or the like to enhance the amenity for the guests.

Management

- d) Guests are not permitted to stay longer than 3 months at any one time
- e) Management plans are to demonstrate how noise generating activities will be managed included hours for large gatherings in communal spaces and loud music.

Note

Refer to the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations Regulation 2008* and relevant policies and guidelines for noise prevention and control.

4. Specific controls hotel, motel accommodation and serviced apartments

Explanation

Hotel and motel accommodation and serviced apartments have historically played, and continue to play, a key role in supporting both the tourist and visitor economies, as many people still prefer these options over other forms of accommodation. Being a well-defined land use, hotels and motels can deliver better outcomes—not only in terms of guest amenity, but also in managing impacts on surrounding residents—because their clear classification enables a robust assessment of proposals. This contrasts with certain forms of short-term rental accommodation (STRA), which often fall under ‘exempt development’ and therefore lack the same level of scrutiny.

Council encourages the development of hotel or motel accommodation provided it is well planned and managed and considers its surroundings.

Definitions under the Randwick LEP:

Hotel or Motel Accommodation means a building or place (whether or not licensed premises under the *Liquor Act 2007*) that provides temporary or short-term accommodation on a commercial basis and that –

- a) Comprises rooms or self-contained suites, and
- b) May provide meals to guests or the general public and facilities for the parking of guests’ vehicles,

But does not include backpackers’ accommodation, a boarding house, bed and breakfast accommodation or farm stay accommodation.

Serviced apartments means a building (or part of a building) providing self-contained accommodation to tourists or visitors on a commercial basis and that is regularly serviced or cleaned by the owner or manager of the building or part of the building or the owner’s or manager’s agents.

Serviced apartments are a type of *tourist and visitor accommodation*—see the definition of that term in this Dictionary.

4.1. Controls

Well designed hotel and motel accommodation and serviced apartments that meets basic amenity and safety standards ensures a consistent and acceptable level of comfort for guests. Effective management of such accommodation also helps minimise potential impacts on neighbouring residents, supporting both guest experience and community wellbeing.

Building design and amenity

- a) The minimum area of a sleeping room must comply with the Public Health Regulation 2012:
 - i) At least 5.5 square metres per person for stays longer than 28 consecutive days; or
 - ii) At least 2 square metres per person for all other cases.
- b) Each sleeping room must:
 - i) be secure and lockable from the outside using a key (physical or digital) and
 - ii) be unlockable from the inside without the use of a key and
 - iii) include individual, secure, lockable storage facilities of a minimum capacity of 0.6 cubic metres per person
 - iv) Provide adequate and secure storage facilities for clothing
 - v) contain an operable window opening to outdoor areas for natural light and ventilation.

Management

- c) For accommodation provided for more than 28 consecutive days, occupancy is limited to a maximum of two adults and one child per room.
- d) The maximum permitted length of stay is 3 months (except for Serviced Apartments), with exemptions applying for government-supported programs such as emergency accommodation.

