

4.8 Code for Bed and Breakfast Accommodation

PURPOSE

The purpose of this code is to facilitate and encourage the development of low-key, small-scale and affordable short-stay accommodation at suitable locations and in an acceptable form throughout the Shire having regard to the need to:

- integrate this type of development into the locality so that the area's character and amenity are protected;
- provide for the well being of residents and visitors of bed and breakfast accommodation facilities; and
- ensure these types of facilities are properly managed.

(1) Element: Location

PURPOSE

To encourage the siting of Bed and breakfast accommodation facilities in areas where an acceptable level of amenity and visual character for residents of the locality is able to be maintained.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The site must have easy, safe and convenient access from the major road network.	No Acceptable Measure is nominated
P2 The site is situated where the amenity and visual character of the locality will be maintained.	A2 The site does not adjoin any other site used, or approved for use, for Bed and breakfast accommodation.

(2) Element: Siting, Design and Density of Premises

PURPOSE

To provide for an acceptable standard of tourist accommodation which is low key and small-scale in nature and protects the level of privacy and amenity of residents of the premises and of any adjoining premises.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Bed and breakfast accommodation is provided without adversely affecting the amenity of neighbouring residences, or adjoining land uses.	A1.1 The site is a minimum area of 800 m ² in urban areas and 10 ha in rural Precincts and the Sustainable Rural Residential Precinct. AND A1.2 In rural Precincts and the Sustainable Rural Residential Precinct, free standing buildings and structures used for Bed and breakfast accommodation are sited no closer than 150 metres to any boundary which adjoins land being used for commercial rural production.

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4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 continued	<p>AND</p> <p>A1.3 The maximum amount of accommodation made available to guests is:</p> <ul style="list-style-type: none"> (a) four bedrooms where in an urban precinct; or (b) a total of six bedrooms, whether in a detached house or in cabins, where in a rural precinct or the Sustainable Rural Residential Precinct.
P2 Adequate guest car parking is accommodated on-site.	A2 Parking is provided at a rate of 1 space per guest suite in addition to that required for the house.
P3 Bed and breakfast accommodation is provided without detrimentally impacting on the privacy and amenity of the residents of the premises and an appropriate level of service is provided to guests.	<p>A3.1 Guests are provided with a bedroom capable of being enclosed to prevent visual or other intrusion by members of the host household.</p> <p>AND</p> <p>A3.2.1</p> <ul style="list-style-type: none"> (a) The bedrooms provided for guests are in the same building as the kitchen, bathing and toilet facilities provided for the guests and the accommodation of the owner; and (b) the only cooking facilities available to the guests are those within and normally used by the residents of the house; and (c) at least one substantial meal is offered to guests each day. <p>OR</p> <p>A3.2.2 In a Rural Precinct or the Sustainable Rural Residential Precinct accommodation is provided in cabins or other secondary buildings on the site and one or more of the following are provided for common use:</p> <ul style="list-style-type: none"> • bathing facilities, • toilet facilities, • cooking and/or dining facilities, • lounge room facilities; • and at least one substantial meal is offered to guests each day
P4 The scale and bulk of buildings and other structures provided on the site for the Bed and breakfast accommodation are visually unobtrusive and do not adversely affect the amenity of the locality.	<p>A4.1.1 The accommodation is provided within the existing building(s).</p> <p>OR</p> <p>A4.1.2 In urban precincts:</p> <ul style="list-style-type: none"> (a) any new buildings or other structures have a height and floor area equal to or less than the existing house; and (b) the total site coverage for all the existing and new buildings and structures on the site is less than 50%; and (c) new buildings or other structures do not result in overshadowing for more than 3 hours between 9am and 3pm on 21 June or for more than 20% longer than existing, or overlooking, of the living areas of adjoining residential premises. <p>OR</p> <p>A4.1.3 In a rural Precinct or the Sustainable Rural Residential Precinct, any new buildings or other structures have a height and a total floor area less than that of the existing detached house.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P5 The siting and design of any new buildings and other structures are in character with and complement existing attractive buildings in the area, including the existing house.	A5 The architectural style and materials used in any new buildings or other structures match those used in the existing house and/or other buildings and structures in the locality.
P6 Signage is limited to a single, small and relatively unobtrusive sign at or within the frontage of the site.	A6.1 The street number of the premises is displayed in a prominent position on the fence of the premises or the building, together with the bed and breakfast logo/name. AND A6.2 The sign does not exceed a size of 0.5 m ² . AND A6.3 The logo/name may be illuminated if it is displayed on the building and then only with an incandescent globe with a small wattage.

(3) Element: Landscaping

PURPOSE

To ensure landscaping is undertaken to a high quality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The landscaping: <ul style="list-style-type: none"> • is of a high quality and presentation, • is based on the natural and sub-tropical character of the Shire rather than an imported theme, • retains, uses and features native vegetation as the major planting theme, • uses natural materials and colours to integrate the development into the surrounding environment, • provides attractive landscaped settings for the enjoyment and appreciation of tourists. 	A1 For assessable development, landscaping complies with the Code for Landscaping Design.

4. CODES FOR RESIDENTIAL DEVELOPMENT AND USE

(4) Element: Use of Premises

PURPOSE

To provide for Bed and breakfast accommodation facilities that are operated in a manner that does not adversely affect the amenity of the locality and ensures the health and welfare of guests.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 Accommodation is provided for short-term stay only.	A1 Visitors stay no more than 14 consecutive nights.
P2 An adequate, safe and reliable water supply is available to the premises for the use of guests and the preparation of food.	A2 Where not in an area serviced by reticulated water, the premises are provided with a reliable supply of potable water that includes on-site storage of at least 5,000 litres per guest able to be accommodated on the premises.

(5) Element: Impact on Rural Activities

PURPOSE

To ensure that Bed and breakfast accommodation facilities do not adversely affect rural activities or production.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The development does not adversely impact on rural activities or production.	<p>A1.1 In rural Precincts, where accommodation is not contained within a Detached house, the accommodation is not located on land included in the Agricultural Protection designation in the Strategic Plan.</p> <p>AND</p> <p>A1.2 In rural Precincts, where the accommodation is not contained in a Detached house and a rural use is occurring on the site or adjoining land, the accommodation and facilities are not located within:</p> <ul style="list-style-type: none"> (a) 25 metres from where animals are housed; and (b) 50 metres from where agricultural chemicals are used or stored; and (c) 50 metres from where petroleum products are stored.
P2 Driveway lengths are minimised so as to avoid adverse impact on surrounding amenity, vegetation and good quality agricultural land.	No Acceptable Measure is nominated

(6) Element: Waste Management

PURPOSE

To ensure satisfactory waste management provisions are available to all residents and users.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WASTE STORAGE P1 Premises have adequate areas for the storage of waste and recyclable items, in appropriate containers, which are convenient to use, minimise movement of containers for servicing and are of minimal impact to the amenity of users, occupiers and neighbours of the premises.</p>	<p>A1.1 Premises, utilising kerbside wheelie bin servicing, have a level area provided on the property for the permanent storage of waste and recyclable items in standard waste containers. The waste storage area is a constructed hardstand area located such that containers are not visible from passing vehicle and pedestrian traffic and is within 40 metres of the service point (kerbside). AND A1.2 For premises located on a battleaxe block or on a site having a slope of 15% or more, a waste storage area is provided adjacent to the vehicle access point. AND A1.3 Where waste services, other than kerbside wheelie bin services, are used, a service point for servicing of the waste containers is provided on the site such that:</p> <ul style="list-style-type: none"> (i) The permanent waste storage area is also the service point and is located to allow servicing of the bins directly, or (ii) A hardstand area is constructed at the service point for the temporary storage of waste containers awaiting servicing and this area: <ul style="list-style-type: none"> (a) is not located adjacent to the living areas of neighbouring properties, (b) is located or screened such that the containers are not visible from neighbouring properties or passing vehicle and pedestrian traffic, where servicing is to be more than twice weekly, (c) is of sufficient area to fully contain the required number of waste containers. (iii) Access from the permanent waste storage area to the temporary storage area/service point is paved and allows adequate space and unobstructed access for containers to be manoeuvred. <p>AND A1.4 Where the premises utilises more than 6 waste and/or recycling containers, a waste wash-down area is provided for the regular cleaning of waste containers and meets the following criteria:</p> <ul style="list-style-type: none"> (a) is incorporated into the waste storage area, or is located such that waste containers can be easily moved to the waste wash-down area, and (b) is not located adjacent to or underneath the eating or living areas of any unit or neighbouring property, and (c) the floor is graded to fall to a drainage point located within the wash-down area, and (d) drainage is by means of a trapped gully connected to the sewer, and (e) rainfall and other surface water can not flow into the wash-down area. and (f) a hosecock is located in the vicinity of the wash-down area.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
<p>WASTE SERVICING P2 Waste service points and associated vehicle access, must be suited to the method of collection and be appropriately located to ensure safe and efficient servicing of containers, with minimal impact on the amenity of users, occupiers and neighbours of the premises</p>	<p>A2.1 The kerbside is used as the service point, only for wheelie bin services and sufficient space is provided on the kerbside, in the vicinity of the premises, to place the required number of containers, such that when the containers are placed for servicing they are:</p> <ul style="list-style-type: none"> (a) clearly separated from car parking bays, loading bays and any other similar areas, and (b) clear of overhanging branches, awnings and other such hindrances to servicing by a lifter arm, and (c) clear of footpaths and pedestrian access, and (d) not in front of shop entrances or other residential premises, and (e) not blocking the vision of vehicles using the roadway or entering and exiting the property, and (f) capable of being serviced safely without the collection vehicle impeding traffic flow during servicing, and (g) capable of being serviced while the collection vehicle travels forward (ie without the vehicle needing to reverse), and (h) serviced a maximum of twice per week. <p>AND</p> <p>A2.2 Waste service points which are accessed by entering the property are located so that:</p> <ul style="list-style-type: none"> (a) traffic flow during servicing is not impeded, and (b) the collection vehicle remains entirely on the property during servicing, and (c) they are clearly separated from car parking bays, loading bays and any other similar areas, and (d) for wheelie bins or front lift bins, sufficient height is allowed for servicing, and (e) noise associated with servicing is minimal at living areas on the property and neighbouring properties, and (f) clear unimpeded vision is provided for the collection driver during all vehicle manoeuvres, particularly if required to reverse out of the property. <p>AND</p> <p>A2.3 Where the service point is accessed by a private access roadway or entry to the property, this roadway:</p> <ul style="list-style-type: none"> (a) is constructed to allow unobstructed access to and from the service point, and (b) is constructed to withstand the fully loaded weight of the waste collection vehicles, and (c) incorporates a turn-around area suited to the waste collection vehicle, meeting the minimum design requirements or is a complete thoroughfare, and (d) is clear of overhanging branches, roofs, balconies, awnings, signs or similar structures at or below the height of the collection vehicle, and (e) minimises the need for reversing (maximum 60m depending on the site), and (f) provides clear unimpeded vision for the driver for all vehicle manoeuvres.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
WASTE MINIMISATION P3 Accommodate source separation and segregation of wastes by providing convenient access to recycling provisions, which are adequate, easily recognised and are appropriate to the wastes generated.	A3 Each waste storage area includes recycling provisions and: <ol style="list-style-type: none"> has sufficient space to store all the recycling containers within the waste storage area, and is signposted or otherwise marked to clearly distinguish the recycling containers from the waste container(s).

(7) Element: Acoustic Environment Amenity

PURPOSE

To ensure an appropriate acoustic environment is maintained within the site and on nearby land, without significantly detracting from visual amenity, preferred character, livability or safety of the locality.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES
P1 The exposure of dwellings to noise is minimised by maintenance of the EPP (noise) Environmental values of the acoustic environment.¹	A1 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i> .
P2 Emissions of sound beyond the boundary of the site maintain the EPP (noise) Environmental values of the receiving acoustic environment of nearby residential land and other noise sensitive places.	A2 Development and use achieves compliance with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 - Acoustic Environment Assessment</i> .
P3 Noise attenuation measures are compatible with the local streetscape, encourage the creation of active street frontages and are designed to discourage crime and anti-social behaviour having regard to: <ul style="list-style-type: none"> • aesthetic quality and compatibility; • physical accessibility; • provision for casual surveillance of public space from dwellings; and • opportunities for concealment or vandalism. 	No Acceptable Measure nominated

¹ To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 - Acoustic Environment Assessment*.

