Division 7 Bed and Breakfast Accommodation Code

7.1 Overall Outcomes

(1) The overall outcomes are the purpose of this code.
(2) The overall outcome sought by the Bed and Breakfast Accommodation Code is the following:-
   (a) To facilitate and encourage the development of domestic-scale short-stay accommodation in a home environment, at suitable locations and in an acceptable form throughout the Shire, having regard to the need to:
      (i) integrate this type of use so that the area’s character and amenity are protected; and
      (ii) provide for the well being of residents and visitors of bed and breakfast accommodation facilities.

7.2 Compliance with the Bed and Breakfast Accommodation Code

(1) Self assessable development that complies with the acceptable solutions of the Development Requirements Table 6.1.7A – Assessment Criteria for Self Assessable Development contained in Section 7.4 complies with the Bed and Breakfast Accommodation Code;
(2) Assessable development that is consistent with the specific outcomes of the Development Requirements Table 6.1.7B – Assessment Criteria for Assessable Development contained in Section 7.4 complies with the Bed and Breakfast Accommodation Code.

7.3 Development Requirements

The development requirements of this code relate to the following elements:-

(1) Development Site Limitations
(2) Car Parking
(3) Domestic Scale of the Use
(4) Standard of Guest Accommodation
(5) Maintenance of the Residential Living Environment
(6) Visual Amenity
(7) On-Site Advertising of the Business

7.4 Development Requirements Tables

Table 6.1.7A: Assessment Criteria for Self Assessable Development

<table>
<thead>
<tr>
<th>Acceptable Solutions for Self Assessable Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Site Limitations</td>
</tr>
<tr>
<td><strong>AS 1</strong> The site has a minimum area of 800m².</td>
</tr>
<tr>
<td>Car Parking</td>
</tr>
<tr>
<td><strong>AS 2</strong> 1 car parking space per guest bedroom, having the dimensions and standard of construction prescribed in the parking code¹ is provided on site. This car parking space is in addition to that required for any other lawful use on the land.</td>
</tr>
<tr>
<td>Domestic Scale of the Use</td>
</tr>
<tr>
<td><strong>AS 3.1</strong> Each bedroom contains a maximum of 2 single beds or 1 double/queen/king size bed. <strong>AND</strong></td>
</tr>
<tr>
<td><strong>AS 3.2</strong> The only cooking facilities available to the guests are those within and normally used by the residents of the house.</td>
</tr>
<tr>
<td>Standard of Guest Accommodation</td>
</tr>
<tr>
<td><strong>AS 4.1</strong> Guests are provided with a bedroom capable of being enclosed to provide physical and visual privacy from members of the host household. <strong>AND</strong></td>
</tr>
<tr>
<td><strong>AS 4.2</strong> The bedrooms provided for guests are in the same building as the kitchen, bathing and toilet facilities provided for their use, as well as the accommodation for members of the host household.</td>
</tr>
</tbody>
</table>
Acceptable Solutions for Self Assessable Development

Maintenance of the Residential Living Environment

AS 5.1 The use is only operated from a detached house occupied by the owners and their family.

AND

AS 5.2 Meals served on the premises may only be to occupants of the bed and breakfast accommodation, as well as to the owner’s family and friends.

AND

AS 5.3 The bed and breakfast bedrooms are used for short-term periods only, with no stay exceeding more than 1 week in duration.

Visual Amenity

AS 6.1 The external appearance of the dwelling is maintained to a high standard.

AND

AS 6.2 Car parking bays are located minimum of 2m from any property boundary, which is to be landscaped to screen parking spaces from adjoining properties.

On-Site Advertising of the Business

AS 7 Signage associated with the operation of the bed and breakfast facility:

(1) is limited in its content to one or more of the following:
   a) the name of the business and its operator;
   b) the extent of service offered;
   c) the tariff rate; and
   d) contact details;

(2) is wholly contained within the premises from which the business is operating;

(3) has an aggregate face area of no more than 0.3m²;

(4) is not fixed to trees or shrubs;

(5) if illuminated by artificial lighting is lit by static illumination only; and

(6) does not incorporate any moving, rotating or animated parts.

Notes:

• Approval for building work may also be required prior to the use commencing

• There may be other legislation which is required to be complied with prior to the use commencing such as health requirements

• The use is to be registered with Council’s Department of Community Response in accordance with Council’s Policy

Table 6.1.7B: Assessment Criteria for Assessable Development

<table>
<thead>
<tr>
<th>Specific Outcomes for Assessable Development</th>
<th>Probable Solutions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Site Limitations</td>
<td></td>
</tr>
<tr>
<td>SO 1 Bed and breakfast accommodation is provided on a site which has sufficient area to allow for guest accommodation facilities and car parking without adversely affecting the amenity of neighbouring residences, or rural activities, on adjoining land.</td>
<td>PS 1 The site has a minimum area of 800m².</td>
</tr>
<tr>
<td>Car Parking</td>
<td></td>
</tr>
<tr>
<td>SO 2 Sufficient space is available on the development site to accommodate the parking needs of the permanent residents of the detached house and the likely number of visitors to the site.</td>
<td>PS 2 One car parking space per guest bedroom, having the dimensions and standard of construction prescribed in the parking code¹, is provided on site. This car parking space is in addition to that required for any other lawful use on the land.</td>
</tr>
<tr>
<td>Domestic Scale of the Use</td>
<td></td>
</tr>
<tr>
<td>SO 3 The use is consistent with the domestic scale and nature of a detached house.</td>
<td>PS 3.1 Each bedroom contains a maximum of 2 single beds or 1 double/queen/king size bed. AND PS 3.2 The only cooking facilities available to the guests are those within and normally used by the residents of the house.</td>
</tr>
</tbody>
</table>
### Specific Outcomes for Assessable Development | Probable Solutions
---|---
**Standard of Guest Accommodation**

| SO 4 | Guests are accommodated to an acceptable standard without adversely affecting the enjoyment, privacy and amenity of surrounding premises. | PS 4.1 | Guests are provided with a bedroom capable of being enclosed to provide physical and visual privacy from members of the host household. AND PS 4.2 | The bedrooms provided for guests are in the same building as the kitchen, bathing and toilet facilities provided for their use, as well as the accommodation for members of the host household. |

**Maintenance of the Residential Living Environment**

| SO 5 | The use is operated so as to reinforce the residential living environment of the surrounding community. | PS 5.1 | The use is only operated from a detached house occupied by the owners and their family. AND PS 5.2 | Meals served on the premises may only be to occupants of the bed and breakfast accommodation, as well as to the owner’s family and friends. AND PS 5.3 | The bed and breakfast bedrooms are used for short-term periods only, with no stay exceeding more than 1 week in duration. |

**Visual Amenity**

| SO 6 | The use is operated in such a manner that visual amenity is maintained for surrounding residents. | PS 6.1 | The external appearance of the dwelling is maintained to a high standard. AND PS 6.2 | Car parking bays are located a minimum distance of 2m from any property boundary, which is to be landscaped to screen parking spaces from adjoining properties. |

**On-Site Advertising of the Business**

| SO 7 | The form, location and extent of signage associated with the operation of the bed and breakfast facility allows for the reasonable commercial needs of the business operator while:- | PS 7 | Signage associated with the operation of the bed and breakfast facility:- (1) is limited in its content to one or more of the following:- (a) the name of the business and its operator; (b) the extent of service offered; (c) the tariff rate; and (d) contact details; (2) is wholly contained within the premises from which the business is operating; (3) has an aggregate face area of no more than 0.3m²; (4) is not fixed to trees or shrubs; (5) if illuminated by artificial lighting is lit by static illumination only; and (6) does not incorporate any moving, rotating or animated parts. |

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1 The Access and Parking Code.