

# Bed and Breakfast Accommodation

## 1. Objectives

The objectives of these controls are to:

- provide development standards for bed and breakfast accommodation
- maintain the residential amenity of the property and surrounding locality
- establish satisfactory standards of service to be provided by bed and breakfast accommodation
- ensure that the bed and breakfast accommodation establishment is operating to a standard that is acceptable to Council

## 2. Background

Bed and breakfast accommodation has been increasing in popularity over the past decade.

These controls reflect the standards from the 1998 publication “*Bed and Breakfast Guidelines – Best practice assessment and policy guidelines for use by Local Government and the Bed and Breakfast Industry in N.S.W.*”. Copies of the publication and relevant updates are available from the Local Government and Shires Association of N.S.W. and Council

## 3. Temora Local Environmental Plan 2010

The *Temora Local Environmental Plan 2010* defines bed and breakfast accommodation as

***tourist and visitor accommodation*** comprising a dwelling (and any ancillary buildings and parking) where the accommodation is provided by the permanent residents of the dwelling and:

- meals are provided for guests only, and*
- cooking facilities for the preparation of meals are not provided within guests’ rooms, and*
- dormitory-style accommodation is not provided.*

Clause 5.4 of the *Temora Local Environmental Plan 2010* limits bed and breakfast accommodation to no more than 4 bedrooms.

Tourist and Visitor Accommodation (i.e. Bed and breakfast accommodation) is permitted with the consent of Council within *Zone No RU1 – Primary Production, RU5 – Village, R1 – General Residential, R5 - Large Lot Residential, B2 – Local Centre, B4 – Mixed Use and B6 - Enterprise Corridor*

#### **4. Specific Development Controls**

Council has developed the following controls to reflect performance criteria for each aspect of a bed and breakfast operation. These controls also provide acceptable solutions as those options to assist with planning and developing bed and breakfast accommodation.

**Table 1** outlines these specific performance criteria and acceptable solutions. This also provides a checklist for prospective bed and breakfast operators.

#### **5. Relevant Section C – Development Controls**

The following other parts of *Section C – Development Controls* relevant to Bed and Breakfast Accommodation includes:

- *Bushfire Protection*
- *Car Parking*
- *Commercial Development*
- *Development Applications*
- *Heritage and Conservation*
- *Landscaping*
- *Large Lot Residential Development*
- *Sewage Management*
- *Signage*
- *Village Development*

**Table 1 – Bed and breakfast accommodation development controls**

Development standard	Performance Criteria	Acceptable solutions
<b>Site Analysis</b>	Site analysis permits a new development to “fit - in” the locality. A site analysis will assist in assessing the impact of new development.	<input type="checkbox"/> In urban areas a site analysis to form part of the development application to Council <input type="checkbox"/> In rural areas identify the location of adjoining owners, dwellings and other rural activities ( e.g. cattle yards, sheds)
<b>Relationships with neighbours</b>	Limit the impact of the bed and breakfast development on adjoining properties	<input type="checkbox"/> Provide notice to all residents in the reception and/or office area asking guests to respect the residential or rural nature of the immediate area and the amenity and privacy of neighbours <input type="checkbox"/> Store business goods and equipment within a building <input type="checkbox"/> Ensure deliveries occur only during normal office hours
<b>Cultural Heritage</b>	The proposed bed and breakfast accommodation should not impact on or detract from an item of cultural or heritage significance.	<input type="checkbox"/> Care should be taken to conserve the value of significant features and qualities in upgrading works
<b>Accommodation limits</b>	Only four (4) bedrooms are to be available for guests	<input type="checkbox"/> The operator of the Bed and Breakfast must be the owner of the premises <input type="checkbox"/> Visitors can stay at the Bed and Breakfast establishment for a maximum of 1 month
<b>Parking and access</b>	To prevent parking problems the development will have sufficient car parking on the site.	<input type="checkbox"/> In urban areas car parking is to be provided in accordance with <i>Section C Development Controls - Car Parking</i> <input type="checkbox"/> All spaces to be behind the building line with vehicles leaving only in a forward direction <input type="checkbox"/> Access In rural areas is to be 2 wheel drive all weather access only

Development standard	Performance Criteria	Acceptable solutions
<b>Visual and acoustic privacy</b>	The use of a dwelling for short term accommodation is not to affect the privacy of neighbours	<input type="checkbox"/> No overlooking from guest common areas to the living areas of neighbouring dwellings <input type="checkbox"/> No noise source is to be located adjacent to neighbour sleeping or living areas <input type="checkbox"/> Signage is to be installed to alert guests
<b>Signage</b>	Signs advertising the property are to be aimed at attracting the attention of guests without detracting with the visual character of the area	<input type="checkbox"/> No more than 1 sign per property <input type="checkbox"/> The sign is to be displayed wholly within the property
<b>Sleeping rooms</b>	To provide safe, healthy, clean and functional areas for sleeping, storage and amenity of guests sleeping rooms	<input type="checkbox"/> Clear floor space (excluding beds and furniture) of at least 60% of the total floor area in sleeping rooms is to be provided <input type="checkbox"/> Each sleeping room will contain: <ul style="list-style-type: none"> <li>✓ a waste container</li> <li>✓ appropriate window coverings</li> <li>✓ a non key operated latching device on the door</li> <li>✓ a night light or other suitable light</li> <li>✓ sufficient coat hooks, hanging space and secure storage for each person's possessions</li> <li>✓ a flyscreen to at least one openable window</li> <li>✓ a mirror</li> <li>✓ impermeable coverings on mattresses and pillows</li> </ul> <input type="checkbox"/> All new construction will include a sound transmission class (STC) rating of 50 for all separating walls and floors between sleeping rooms, toilets, bathrooms, laundries and kitchens. An STC rating of 45 for walls and floors will apply in all other cases.

Development standard	Performance Criteria	Acceptable solutions
<b>Fire safety</b>	<p>Fire protection for guests is essential.</p> <p>Fire safety assessment for bed and breakfast developments is required under the Building Code of Australia.</p>	<p><input type="checkbox"/>The following are the minimum requirements for fire safety :</p> <ul style="list-style-type: none"> <li>✓ Smoke detector alarms to be installed in all bedrooms and hallways and on each storey of the building not provided with an alarm</li> <li>✓ Alarm systems are to be approved under AS 3786 as single station detector systems connected to a permanent 240v electricity supply with a battery back-up device</li> <li>✓ A portable fire extinguisher 3.5 kg and 1.2m square fire blanket is to be mounted on the kitchen wall with clear instructions for their use</li> <li>✓ No deadlocks are to be provided to bedrooms or exits that require an internal key release</li> <li>✓ No bars or restrictions to egress is to be provided to windows</li> <li>✓ Fire evacuation instructions are to be provided in each guest room</li> <li>✓ All escape paths are to be kept clear</li> </ul>
<b>Kitchens and food handling</b>	<p>Food storage, preparation and handling as well as the preparation areas and processes are to be safe for guests</p>	<p><input type="checkbox"/>All owners must have demonstrated skills and competencies in food hygiene and have completed a short course of study in food hygiene</p> <p><input type="checkbox"/>In rural areas, the owner must identify the potable water source to be used. The potable water supply must meet the standards set by the <i>National Health &amp; Medical Research Council – Australian Drinking Water Guidelines 1996</i></p>
<b>Toilets and showers</b>	<p>Adequate toilet and shower facilities will be available to guests. All facilities are to be of an acceptable standard.</p>	<p><input type="checkbox"/>One (1) bathroom and toilet are to be available for the use of guests which are separate from the permanent residents of the dwelling</p> <p><input type="checkbox"/>Toilets and bathrooms are to be located in the dwelling where access is available without entering another bedroom</p> <p><input type="checkbox"/>Low key developments involving only one (1) bedroom may be permitted to have shared facilities</p>

Development standard	Performance Criteria	Acceptable solutions
<p><b>Access for people with disabilities</b></p>	<p>Bed and breakfast accommodation is to make reasonable access for persons with disabilities and address the objectives of the Federal Disability Discrimination Act 1992.</p> <p>Bed and breakfast establishments are to consider in their design the access opportunities for all disabilities included in AS 1428 and Adaptable Housing under AS 4299</p>	<p><input type="checkbox"/> Design of bed and breakfast accommodation is to address access for persons with the following disabilities:</p> <ul style="list-style-type: none"> <li>✓ physical (mobility)</li> <li>✓ sensory (vision and hearing)</li> <li>✓ intellectual</li> </ul>
<p><b>Essential services</b></p>	<p>To ensure that adequate services are provided to any bed and breakfast establishment</p>	<p><input type="checkbox"/> On rural land, without reticulated sewerage, effluent disposal will be in accordance with <i>Section C – Development Controls – Sewage Management</i></p> <p><input type="checkbox"/> A water supply of 100,000 litres for domestic supply and fire fighting will be available in cases of no reticulated water supply.</p> <p><input type="checkbox"/> Telephone and electricity services are to be made available to guests</p> <p><input type="checkbox"/> Maintenance and monitoring of all services is to be included in the Management Plan for the development</p>

Development standard	Performance Criteria	Acceptable solutions
<b><i>On-going management</i></b>	Good on-going management will reduce the impact of the development on neighbours and ensure compliance with the relevant health and safety standards.	<input type="checkbox"/> Submit a plan of management for the establishment that will address the following issues : <ul style="list-style-type: none"> <li>✓ waste management</li> <li>✓ provision and maintenance of essential services</li> <li>✓ natural hazard protection (i.e. bushfire)</li> <li>✓ registration of the Bed and Breakfast establishment with Council.</li> </ul> <input type="checkbox"/> Arrange with Council for an annual inspection of : <ul style="list-style-type: none"> <li>✓ kitchen and food preparation areas</li> <li>✓ food handling procedures</li> <li>✓ general cleanliness</li> <li>✓ fire protection measures</li> <li>✓ potable water supply</li> </ul> <input type="checkbox"/> Operators to undertake an approved food handling course <input type="checkbox"/> Seek accreditation through the Bed and Breakfast Council of N.S.W.