

CHAPTER 2.2 **BED AND BREAKFAST ACCOMMODATION**

1.0 INTRODUCTION

Bed and Breakfast Accommodation provides an alternative form of tourist accommodation within the Wyong Shire Council area. They offer a unique form of short-term accommodation giving visitors the opportunity to enjoy home-style hospitality and the many attractions of the Shire and surrounding environment.

This Chapter aims to provide assistance to people interested in establishing and operating Bed and Breakfast Accommodation and to ensure that the standard of accommodation is attractive to visitors and enhances the reputation of Wyong Shire as a tourist destination.

1.1 Registration

Operators of Bed and Breakfast Accommodation are encouraged to register with the NSW Bed and Breakfast Council and the Central Coast Tourism Board. Benefits include regular newsletters, information packages, promotional opportunities and contact with other Bed and Breakfast Operators in the industry and other tourism services on the Central Coast.

1.2 Relationship to other Chapters and Policies

This Chapter should be read in conjunction with other relevant Chapters of this Development Control Plan and other Policy Documents of Council, including but not limited to:

- Chapter 2.1 – Housing and Ancillary Structures
- Chapter 2.11– Parking and Access
- Chapter 3.1 – Site Waste Management
- Chapter 3.6 – Tree and Vegetation Management
- Chapter 3.7 – Heritage Conservation
- Chapter 3.10 – Wetlands Management
- Part 6 – Location Specific Development Controls (where relevant)

2.0 DEVELOPMENT PRINCIPLES

2.1 Maximum Guest Bedrooms

OBJECTIVES

- To ensure that the premises are designed to meet acceptable planning, health, building and fire safety standards
- To ensure that the scale and intensity of development is consistent with the surrounding area

REQUIREMENT

If development for the purposes of bed and breakfast accommodation is permitted under this Plan, the accommodation that is provided to guests must consist of no more than five [5] bedrooms.

Note: Any such development that provides for a certain number of guests or rooms may involve a change in the class of building under the Building Code of Australia.

2.2 Design of Building

OBJECTIVE

- To ensure that the premises are designed to meet acceptable planning, health, building and fire safety standards

REQUIREMENT

Bed and Breakfast Accommodation is to comply with the requirements of the Building Code of Australia in force at the time of the application.

2.3 Design and Siting

OBJECTIVE

- To ensure that Bed and Breakfast Accommodation respects and is in keeping with the surrounding area

REQUIREMENTS

- a Council requires that Bed and Breakfast Accommodation have the outward appearance of a traditional single dwelling-house and be in keeping with the existing environment within which it is located.
- b The location and use of dwellings for short stay accommodation should not impact adversely on the privacy and amenity of neighbours. Attention should be paid to design features which minimise the disturbance to neighbours of late night arrivals and early morning departures of visitors.

2.4 Noise

OBJECTIVE

- To ensure that Bed and Breakfast Accommodation is operated in a manner which has regard for the health and residential amenity of the surrounding neighbourhood

REQUIREMENTS

- a Noise levels in residential areas are to be in keeping with those which are normally experienced in the locality.
- b Where an existing building is being converted for use as Bed and Breakfast Accommodation, the discretion of Council may be exercised for the soundproof transmission reduction in the wall and ceiling construction by reason of the layout of the building and other significant construction factors.
- c Where new building work is proposed, to minimise disturbance, walls separating guest bedrooms from other habitable rooms must have a Sound Transmission Class of 45. Walls separating guest bedrooms from either a bathroom, kitchen, laundry or toilet must have a Sound Transmission Class of 50.

Note: This does not apply to a wall separating an ensuite from the guest bedroom concerned). Council approval is necessary for any such work.

2.5 Standards for Guest Bedrooms

OBJECTIVE

- To ensure that a high standard of accommodation is provided

REQUIREMENT

Owners / operators of Bed and Breakfast accommodation shall provide guest rooms with the following:

- a adequate and clean sleeping facilities, including a sufficient number of beds, mattresses, linen, pillows and blankets;
- b blinds, curtains, frosted glass or similar devices are to be provided to screen bedroom windows for privacy of both guests and adjoining residents;
- c a separate toilet and bathroom (minimum) shall be provided to service the guest accommodation. Council encourages the provision of individual ensuites for each bedroom made available for guest accommodation.

2.6 Access for Disabled Persons

OBJECTIVE

- To ensure compliance with the requirements for access for disabled persons

REQUIREMENT

Where an applicant proposes to provide access and facilities for aged and disabled persons, these are to be provided and maintained in accordance with the Disability Discrimination Act and AS 1428.1-2009 Design for Access and Mobility.

2.7 Staff

OBJECTIVE

- To ensure Bed and Breakfast Accommodation is properly managed and operated

REQUIREMENT

Permanent residents of the dwelling-house shall manage the Bed and Breakfast Accommodation and shall be responsible for ensuring that the accommodation does not impact adversely on the amenity of the neighbourhood.

2.8 Carparking

OBJECTIVE

- To ensure that adequate parking is provided for Bed and Breakfast Accommodation

REQUIREMENTS

- a In both rural and residential areas, car parking areas should be located away from prominent views and should be appropriately screened by landscaping.
- b Carparking for Bed and Breakfast facilities shall be provided on the site in accordance with the following rates:
 - i two (2) car spaces for permanent residents, (at least one (1) shall be under cover); plus
 - ii one (1) car space for each guest bedroom.
- c Parking for vehicles shall be designed and constructed in accordance with Chapter 2.11 – Parking and Access of this DCP.
- d Carparking spaces shall be:
 - i located behind the building line (where the frontage is to arterial and sub-arterial roads);
 - ii provided on hard standing pavement, or suitable alternative to reduce the impact on erosion of the site;

- iii preferably provided with an on-site manoeuvring area, to ensure that vehicles are able to leave the site in a forward direction;
 - iv constructed so as to reduce, as far as possible, the noise of vehicles entering and leaving the property; and
- e Parking within the front setback to other roads may be considered, provided that the carparking area does not exceed 50% of the front setback area, the parking surface is treated with decorative finish and the space is screened by landscape treatments such as mounding, planting and fencing so as to reduce the visual impact of excessive hardstand areas as seen from the street.

2.9 Vehicular Access

OBJECTIVE

- To ensure that adequate vehicular access is provided

REQUIREMENT

All Bed and Breakfast facilities are required to have legal and practical vehicular access from a public road to the development site. The provision of access shall be unobtrusive and sympathetic to the existing landform and neighbouring development. Where a rural access road is proposed to be constructed:

- a current soil, water and vegetation management principles shall be applied;
- b all grades in excess of 12% will have a concrete, bitumen or paving finish;
- c where possible, vehicular access should not traverse areas with a gradient in excess of 20%;
- d the intersection between the proposed access road and the public road may be required to be upgraded to provide a safe and satisfactory entrance to the site; and
- e the minimum standard of construction for an access road from a public road to a Bed and Breakfast Accommodation will be all-weather gravel, 3.5 metres minimum with 0.5 metre shoulder.

2.10 Effluent Disposal

OBJECTIVE

- To ensure that Bed and Breakfast Accommodation is provided with adequate and approved effluent disposal systems

REQUIREMENTS

- a Ideally, the dwelling-house should be connected to sewer. However, the method of effluent disposal, where sewer is not available, shall be determined having regard to site specific criteria such as the size of the allotment, volume of waste produced, number of people occupying the Bed and Breakfast Accommodation, slope, rainfall, risk of flooding and soil classification.
- b In unsewered areas, effluent disposal systems require approval by Council prior to installation of the effluent disposal system and for the ongoing maintenance and monitoring of the system.

- c Applications are to comply with the requirements of Chapter 3.8 On Site Effluent Disposal in Non Sewered Areas.
- d Applicants are encouraged to discuss this issue with Council staff prior to lodgement of their application.

2.11 Bushfire Risk

OBJECTIVE

- To ensure adequate protection from bush fire hazards

REQUIREMENT

The Rural Fire Service (RFS) "Planning for Bushfire Protection, 2006" Guideline applies to all development applications on land that is classified as bushfire prone land. Consultation should be carried out with Council's Fire Control Officer to determine bush fire risk and any measures necessary to reduce perceived risk.

2.12 Heritage

OBJECTIVE

- To ensure Bed and Breakfast Accommodation does not have adverse impacts on an area or item of heritage significance

REQUIREMENT

Development of a Bed and Breakfast Accommodation should not impact on or detract from an item or area of cultural heritage significance. Where a building or area has been identified as having cultural significance, care should be taken to conserve the value of significant features and qualities in any upgrading works. Refer to Clause 5.10 of the WLEP 2013 and DCP 2013 Chapter 3.7 – Heritage Conservation.

2.13 Landscaping and Vegetation

OBJECTIVE

- To ensure the retention, where possible, and enhancement of existing trees and landscaping

REQUIREMENTS

- a Existing trees where possible should be retained. Written justification should be provided with the development application should tree removal be proposed.
- b Where a new dwelling or dwelling additions are proposed as part of the Bed and Breakfast facility, supplementary and/or replacement landscaping should be provided to enhance the amenity of the area.
- c In order to help screen and soften hardstand areas, landscaping may be provided adjacent to car parking areas and access driveways. All garden beds should have a minimum width of 1.0 metre. Landscaping should also be provided to ensure privacy to adjoining property owners in residential areas.

2.14 Signage

OBJECTIVE

- To ensure appropriate signage is provided that identifies the development and does not impact on the amenity of the area

REQUIREMENTS

- a Council shall permit one sign on the property to indicate the house is a Bed and Breakfast Accommodation. The sign shall be affixed to the wall of the dwelling or on the front fence and shall not exceed dimensions of 0.8 metres by 0.4 metres. The sign shall only indicate the name of the Bed and Breakfast facility, the name of the proprietor and telephone number of the proprietor.
- b The sign must be in a style in keeping with the architectural features of the house and visual character of the area. Illuminated signs are not appropriate. Council approval is required prior to the erection of any signage.
- c Signage is to comply with the requirements of Chapter 2.6 Signage

2.15 Kitchen and food Handling

OBJECTIVE

- To ensure that a high standard of hygiene is maintained in the kitchen used for the preparation and/or storage of guest food

REQUIREMENT

The owners/operators of Bed and Breakfast Accommodation shall comply with the requirements of the NSW Food Act 2010 and the Food Regulation 2004.