



STRATHFIELD MUNICIPAL COUNCIL

PART F
of
Strathfield
Consolidated Development
Control Plan

Bed And Breakfast
Establishments

(Replaces DCP No. 24)

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1.0 INTRODUCTION

Refer to “General Introduction” of this Consolidated Plan in regards to Background, General Introduction and Definitions etc.

1.1 Purpose of Part F

Bed and Breakfast Establishments provide an alternative form of tourist accommodation to the traditional hotel and motel style short term accommodation. The controls contained in this document are aimed to ensure that the operation of such establishments are in keeping with the amenity of the surrounding residential areas and are of a standard that is attractive to visitors.

The controls contained in Part F will apply to proposed establishments which do not qualify under the provisions of ‘Complying Development’ Bed and Breakfast Establishments listed in Schedule 14 of the Strathfield Planning Scheme Ordinance. In such circumstances proposals consisting of no more than 2 guest rooms and 4 adult guests at any one time and subject to other controls, qualify as ‘Complying Development.’ Proposals which do not meet the conditions specified for Complying Development will be assessed against the provisions of this document.

1.2 Objectives of Part F

The specific objectives of Part F are:

The principal aim of Part F is to ensure that Bed and Breakfast Establishments operated within the Strathfield Municipality are sympathetic and appropriate to their locality. Accordingly, Part F has been prepared to satisfy the following objectives:

- a) To provide low scale tourist accommodation throughout the Strathfield Municipality.
- b) To ensure that Bed and Breakfast Establishments operate as an ancillary function to that of a dwelling house.
- c) To ensure that Bed and Breakfast Establishments are compatible with the residential amenity of the area.
- d) To ensure that Bed and Breakfast Establishments are operated in accordance with relevant industry standards.
- e) To ensure that appropriate health and fire safety standards are satisfied and maintained.
- f) To ensure that the dwelling although accommodating a secondary use, maintains its residential scale and appearance when assessed against surrounding dwellings.

1.3 Definition of “Bed and Breakfast Establishment”

For definition refer to **General Introduction** to Consolidated Plan Section 1.9 Definitions.

1.4 Information required with a development application

Persons seeking to establish a Bed and Breakfast Establishment will be expected to consider carefully the context of their proposal and identify those design guidelines which will apply. Council may refuse consent to a proposal which does not comply with Part F, or may modify the proposal by way of conditions so that it does comply.

When lodging a development application, the following information is to be provided:

- . completed development application form;
- . plans of the existing dwelling house, indicating all internal uses including the permanent residents accommodation, the proposed guest rooms, the location of all buildings and car parking areas on site.
- . name of operator of the establishment.
- . number of proposed guest rooms.

Any structural alterations required to the existing dwelling in order to accommodate the proposed establishment will require a Construction Certificate.

Council will notify of the application those adjoining property owners and residents who in the opinion of Council may be affected by the proposal. Notified individuals will be invited to make a submission regarding the application.

Compliance with Part F does not necessarily mean the application will be approved. All applications will be determined on their individual merits, taking into account the requirements of this Plan together with other matters under Section 79C of the Act and the Strathfield Planning Scheme Ordinance.

Where a proposal departs from any controls contained in Part F, the applicant must put forward reasons why particular controls should not be strictly adhered to and substantiate that the proposal can still meet the broad objectives of the Plan.

Council's preparedness to apply Part F guidelines in a flexible manner will depend on the applicant demonstrating that the integrity of the overall proposal will not impact on adjoining developments and residents.

It is advisable that you discuss your proposal with Council's Technical Services staff before committing yourself to plans and establishment costs.

1.5 Guidelines for Bed and Breakfast Operations

The Local Government and Shires Associations of NSW have published a document titled *"Guidelines for Bed and Breakfast Operations – Best practice assessment and policy guidelines for use by Local Government and the Bed and Breakfast industry in NSW"*. It is advisable to obtain a copy of these guidelines to assist in designing and establishing your Bed and Breakfast Establishment.

It is further advised that you contact the Bed and Breakfast Council of NSW for advice on best practice industry standards.

2.0 SITE PLANNING AND DESIGN PROVISIONS

2.1 Site Analysis and Design Principles

Site Analysis

Objective:

To ensure that the proposed Bed and Breakfast Establishment is sensitive to the surrounding environment.

Guidelines and Controls:

All applications must include a site analysis drawing which demonstrates the following matters have been taken into consideration in the design and documentation of applications:

Site	Surroundings
<ul style="list-style-type: none">• Existing buildings or structures• Site orientation and solar access• Significant noise sources• Pedestrian and vehicle access	<ul style="list-style-type: none">• Location, height and use of neighbouring buildings (including location of doors or windows facing the site)• Predominant built form and character of locality• Private open space areas adjacent to site• Adjacent public open space• Elements of street frontage (street trees, vehicular cross-overs, bus stops, etc)• Significant noise sources, such as railway or roads

Refer to Figure 1 for an example of a site analysis drawing.

Design Principles

A site analysis must be carried out in respect of all proposals.

Site and building design are to consider the existing characteristics, opportunities and constraints of the site and existing buildings to result in a high quality establishment that is sensitive to its environment.

Council will consider the results of the site analysis, and will not grant consent to a Bed and Breakfast Establishment unless it is satisfied that:

1. The proposal is compatible with the existing character of the locality.
2. The proposal is unlikely to adversely affect the amenity of any existing developments, in particular residential uses in terms of privacy and excess noise.

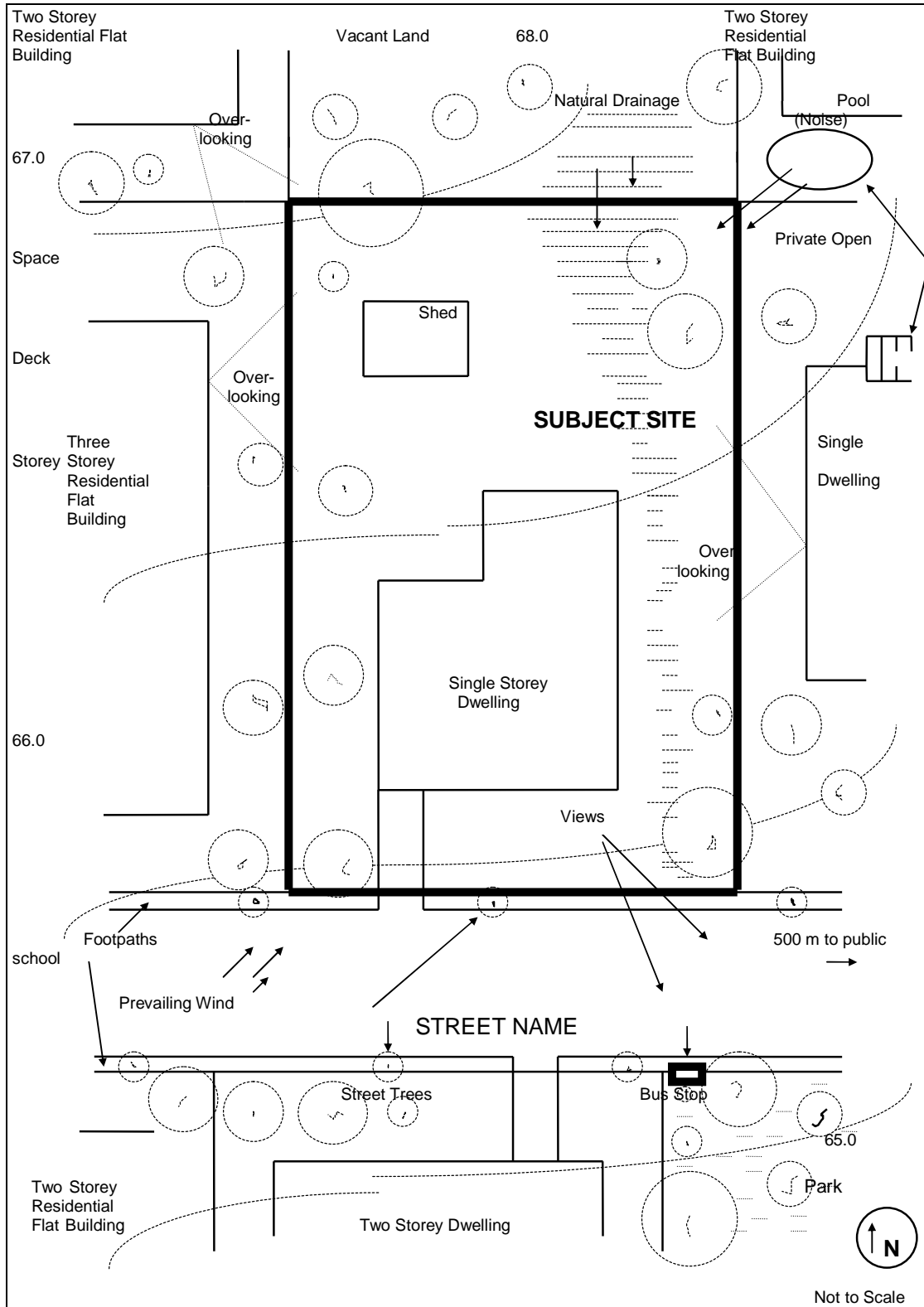


FIGURE 1: EXAMPLE OF A SITE ANALYSIS DRAWING

2.2 Accommodation and Operation

The number of guests within a Bed and Breakfast Establishment will directly influence the scale of the development. Council generally does not support applications for Bed and Breakfast Establishments that are significantly larger in scale than surrounding residential uses or that would accommodate a total number of persons which would be excessive relative to the normal residential household size within the vicinity.

In a residential zone, the Bed and Breakfast accommodation shall be ancillary to the principal residential use of the site. In other words, the proposal should not present predominantly as commercial, boarding house, backpacker or motel style accommodation.

Objectives:

- (a) To clearly define the operational requirements of Bed and Breakfast Establishments.
- (b) To ensure Bed and Breakfast Establishments located in a Residential zone do not have an adverse impact on the amenity of the surrounding neighbourhood.

Requirements:

- 1. The proprietor and operator of a Bed and Breakfast Establishment **MUST** be the owner of the property and **MUST** be a permanent resident of the property.
- 2. The Bed and Breakfast accommodation **MUST** be for short-term guests occupying the premises for a maximum of one calendar week.
- 3. No more than 12 persons shall be accommodated in the dwelling at any one time including permanent residents, guests, friends or family to ensure that the building does not result in higher order classification under the Building Code of Australia.
- 4. A maximum of four bedrooms are available for guests.
- 5. Guest bedrooms shall accommodate a maximum of two persons per room.
- 6. For Bed and Breakfast Establishments proposed for a building which has been used for non-residential purposes but is located in a residential zone (such as nursing homes, boarding accommodation or the like), the owner **MUST** first demonstrate to Council that the premises can be reverted back to a dwelling house as their principal place of residence before being considered for a Bed and Breakfast Establishment.

2.3 Access for the Disabled

Objective:

To ensure that the needs of people with access difficulties are adequately considered.

Requirements:

1. New or altered bed and breakfast establishments must consider the needs of disabled persons.
2. Access to dwellings should be direct and without unnecessary barriers.
3. Stairs and ramps should have reasonable gradients and non-slip, even surfaces.
4. The principle point of entry and a bathroom accessible to guests should be designed for disabled access, in accordance with Australian Standard AS1428.1-1993 Design for Access and Mobility.
5. At least one car parking space should be designed for disabled access, in accordance with Australian Standard AS2890.1-1993 Parking facilities.

2.4 Car Parking

Safety and convenience are the principal parking and access issues. Entering and leaving Bed and Breakfast Establishments should be safe for visitors, other road users and pedestrians who may be unfamiliar with the establishment. Parking is to be convenient for visitors without inconveniencing adjoining neighbours or other road users.

Objectives:

- (a) To ensure sufficient and appropriately located on-site parking is provided for residents and guests.
- (b) To ensure on-site parking does not detract from the streetscape of the locality.

Requirements:

1. A traffic and parking impact statement is required to be submitted to Council as part of the development application.
2. At least two off-street car parking spaces are to be made available for residents' vehicles and one space per guest room.
3. Off-street car parking shall be constructed and located so as to minimise as far as possible the noise of vehicles entering and leaving the site.
4. No more than 50% of the property located between the main building and the front property boundary shall be occupied by off-street car parking spaces, including access driveways. Such space shall be suitably screened with appropriate landscaping.
5. The minimum size for car parking spaces is 5.5m x 2.5m (open parking). Minimum internal dimensions of a single lock up garage are to be 3m x 5.5m unobstructed, with any car access opening being at least 2.4m wide.

6. Vehicles are to enter and leave the property in a forward direction.
7. At least one car parking space should be designed for disabled access, in accordance with Australian Standard AS2890.1-1993 Parking facilities.

2.5 Signage

It is important that any signs associated with a Bed and Breakfast Establishment complement the visual character of the area.

Objective:

To ensure that any advertising signs erected as part of a Bed and Breakfast Establishment are attractive and in keeping with the character of the locality.

Requirements:

1. One sign per property is permitted, stating the premises is a 'Bed and Breakfast Establishment' and the name of the proprietor.
2. The sign shall not exceed 0.75 square metres and shall not be illuminated.
3. The sign shall not project more than half a metre above the top of a front fence.

2.6 Health and Amenity

It is important that those involved in food preparation have the appropriate skills and that appropriate food storage and hygiene infrastructure and programs are in place. There is legislation associated with food and food preparation which the proprietor should familiarise themselves with as part of the operation.

Objectives:

- a) To ensure that food storage and meal preparation areas and processes, are conducive to the preparation and consumption of food which is safe for guests.
- b) To ensure that guests are provided with appropriate conveniences.
- c) To ensure that the Bed and Breakfast Establishment is operated in a manner which has regard to the health and residential amenity of the surrounding neighbourhood.

Requirements:

1. Premises and furnishings are to be kept clean and free of vermin at all time.
2. No animals are allowed in the guest rooms, dining room or kitchen except guide dogs associated with a visually impaired person in the dining room or guest bedroom only.
3. A separate hand wash basin is to be provided in the food preparation area (in addition to any single or double bowl sink).

4. Either a double bowl sink or a single bowl sink and dishwasher which can heat water to a minimum 77 degrees Celsius shall be provided.
5. All food preparation areas are to comply with the Food Act 1989, the Food (General) Regulation 1997, the Australian Institute of Health Surveyor's National Food Premises Code and Council's Food Premises Code.
6. A minimum of 2 bathrooms are to be located within the premises, one of which shall be made available to guests only at all times.
7. Any external dining areas shall be positioned away from the boundaries of adjoining premises.

2.7 Fire Safety

As Bed and Breakfast Establishments will accommodate guests who will be staying in unfamiliar surroundings, it is important to be prepared for unpredictable circumstances such as a fire.

Whilst stringent fire upgrading is not generally required for small scale Bed and Breakfast Establishments, it is still important to have in place clear emergency evacuation procedures and equipment such as smoke alarm systems.

Objective:

Ensure there is adequate protection, early warning and provision for escape from fire, for guests, residents, and fire fighting personnel.

Requirements:

1. A portable carbon dioxide fire extinguisher and fire blanket are to be provided in the kitchen area with clear instructions for use.
2. A smoke alarm system complying with the Building Code of Australia shall be provided in the building.
3. Deadlocks requiring an internal key release are not to be installed on guest bedrooms and exit doors.
4. No bars or other restrictions to egress are to be installed on guest room windows.

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