

## **BED AND BREAKFAST CODE**

### **1 Purpose of the Code**

The purpose of the Bed and Breakfast Code is to:

- facilitate the development of low-key, short term accommodation facilities that are supplementary to the primary permanent residential use of a house;
- to ensure that bed and breakfast accommodation is compatible with the existing scale and character of surroundings and does not adversely impact on residential amenity; and
- to maintain the heritage houses or older houses which contribute to the pre 1946 character of Rockhampton.

### **2 Application of the Code**

This section is applicable to Code Assessable Bed and Breakfast development, made Code Assessable by a Level of Assessment Table. For code assessable development, the code for assessment consists of the secondary code(s) listed below:

- Airport Code; and
- Crime Prevention Through Environmental Design Code; and
- Demolition Code – where on a site where the code applies; and
- Environmental Nuisance by Noise and Light Code; and
- External Works and Servicing Code; and
- Filling or Excavation Code; and
- Flood Prone Land Code – where any part of the proposal is within the Q100 flood line shown on the Area maps; and
- Heritage Code - where on a Heritage Place or on a site adjoining a Heritage Place; and
- Landscape Code; and
- Norman Road Residential Area Code - where located in the Norman Road Residential Area; and
- Parking and Access Code; and
- Railway Noise Code – where located within the Railway Noise Affected Corridor; and
- Signage Code; and
- Steep or Unstable Land Code – to the extent relevant as outlined at the beginning of the Steep or Unstable Land Code; and
- Water Quality and Water Quantity Code – where any part of the proposal is located within a waterway corridor.

### **3 Definitions**

Primary Residential Dwelling: is the place of residence for the Host Family.

Guest: is the visiting person who pays a fee for lodgement.

Host Family: is the family or household who permanently resides in the House.



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**4 Explanation**

The Bed and Breakfast Code regulates the location, scale and form of bed and breakfast establishments in Rockhampton City. The code also sets out standards for the establishment and operation of bed and breakfasts.<sup>1</sup>

**5 Performance Criteria and Acceptable Solutions**

Performance Criteria		Acceptable Solutions	
		Location	
<p><b>P1</b> The bed and breakfast facility is of a scale and design that maintains the character and amenity of the neighbourhood.</p>	<b>A1.1</b>	<p>For bed and breakfast establishments:</p> <ul style="list-style-type: none"> <li>(i) any new buildings or structures are ancillary to the primary residential dwelling; and</li> <li>(ii) the roof pitch, roof design, building materials and window type used for any new extension, structures or buildings reflects the style and character of the primary dwelling.</li> </ul>	
	<b>A1.2</b>	<p><b>AND</b></p> <p>The maximum building height at any one point of a residential building, of which whole or part of the building is used for a bed and breakfast establishment, is no more than 2 storeys above ground level.</p>	
	<b>A1.3</b>	<p><b>AND</b></p> <p>The maximum number of persons, as a combined total of guests and members of the host family, does not at any one time exceed twelve (12).</p>	
	<b>A1.4</b>	<p><b>AND</b></p> <p>The maximum number of bedrooms used to accommodate guests is three (3).</p>	
	<b>A1.5</b>	<p><b>AND</b></p> <p>The maximum continuous period of stay for any guest is fourteen (14) calendar days.</p>	
	<b>A1.6</b>	<p><b>AND</b></p> <p>Any signage associated with the facility complies with the <b>Signage Code</b>.</p>	
	<b>A1.7</b>	<p><b>AND</b></p> <p>All lighting is directed away from adjoining residences/ properties, and complies with the <b>Environmental Nuisance by Noise and Light Code</b>.</p>	
	<b>A1.8</b>	<p><b>AND</b></p> <p>The Bed and Breakfast is located on a site that has a minimum area of 800m<sup>2</sup>.</p>	
	<b>A1.9</b>		

<sup>1</sup> In addition to an approval issued under this Planning Scheme, licensing of the premises is also required under a Local Law and may also require separate approvals under the *Food Act 1981*.



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Performance Criteria		Acceptable Solutions	
		<b>AND</b> The Bed and Breakfast is located on the same site as a House.	
<b>Parking</b>			
<b>P2</b>	The bed and breakfast facility provides sufficient motor vehicle parking for guests in addition to those required for the primary residential dwelling, to ensure there is not a negative impact on the character, amenity or streetscape of the neighbourhood.	<b>A2.1</b>	Motor vehicle parking associated with the use is wholly located on site and complies with the <b>Parking and Access Code</b> .
		<b>A2.2.1</b>	<b>AND</b> Motor vehicle parking for guests is located no closer than 5 metres to any adjoining residential boundary.
		<b>A2.2.2</b>	<b>OR</b> Motor vehicle parking for guests; (i) complies with Element 6 of the <b>Landscape Code</b> , in particular P5; and (ii) when located within 5 metres of the outermost projection of any part of a house on an adjoining property, has a double lapped and capped, treated timber acoustic fence constructed and maintained in the location shown on Figures 1(b) and to a maximum height as shown in Figure 1(a) at the end of this code.
		<b>A2.3</b>	<b>AND</b> Any bus, van or people mover used for the purpose of transporting guests to or from the premises complies with A2.1 and A2.2 above.
<b>Access and Amenity</b>			
<b>P3</b>	The Bed and Breakfast site is; (a) safe from locations where natural disasters can occur; and (b) accessible at all times using a standard two (2) wheel drive motor vehicle; and (c) located on higher order roads to minimise the traffic and disruption caused to a residential neighbourhood by guest vehicles.	<b>A3.1</b>	The site has safe and convenient access via an all weather road.
		<b>A3.2</b>	<b>AND</b> The bed and breakfast is not located in a bushfire prone area.
		<b>A3.3</b>	<b>AND</b> The Bed and Breakfast is located on a Major Street, or a Minor Urban Collector Road as defined in <b>Planning Scheme Policy No. 13 - Road Hierarchy</b> .
<b>P4</b>	The bed and breakfast facility provides	<b>A4.1</b>	Access to all bedrooms is provided without the need to pass through any other bedroom.



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Performance Criteria	Acceptable Solutions
comfortable and private accommodation for a guest or guests without compromising the primary use of the House as a private permanent residence.	<p><b>A4.2</b>     <b>AND</b>                      Guest bedrooms are capable of being enclosed to prevent visual or other intrusion by members of the host family.</p>
	<p><b>A4.3</b>     <b>AND</b>                      Guest bedrooms are located in the same building as the kitchen, bathing and toilet facilities allocated for use by guests.</p>
	<p><b>A4.4</b>     <b>AND</b>                      Guest bedrooms are located in the same building as the bedrooms that accommodate the host family.</p>
	<p><b>A4.5</b>     <b>AND</b>                      Toilet / bathing facilities are provided for the exclusive use of guests separate from those facilities used by the host family.</p>

**FIGURES**

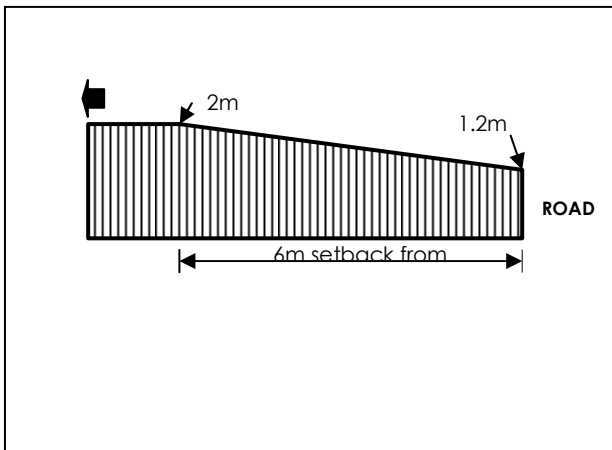


Figure 1(a)

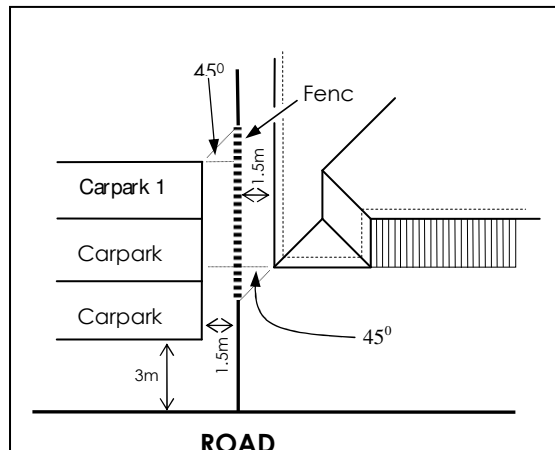


Figure 1(b)

