

Title: Bed And Breakfast
Policy No: 25
Responsibility: Director Technical Services

Version	Decision Number	Decision Date	History
1	18\5677	16/09/03	Adopted
2	19\4604	12/06/07	Reviewed
3			
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Goal

Council's goal is to aid in the appropriate development of an alternative form of accommodation for travellers, ultimately impacting on Darwin's reputation as a desirable tourist destination.

Aims

This policy addresses concerns raised by Council and the community in relation to bed and breakfast accommodation.

This policy aims to ensure Bed and Breakfast Accommodation:

- Is designed to minimise impacts on adjoining residential areas
- Developed in accordance with the Planning Scheme

Policy Intent

This Policy:

- Guides Council comments to the Development Consent Authority on development applications
- Allows applicants to be aware of what level of support Council will offer to their proposals for the development of Bed and Breakfast Accommodation
- Applies to the whole of the Darwin Municipal area; and
- Accepts that the relevant authorities will address the requirements of the Building Code of Australia (including fire safety requirements) and the Public Health (Nuisance Prevention) Regulations, Territory Health Services.

Policy Statement

It is a policy of Council that it will consider Development Applications for Bed and Breakfast Accommodation favourably provided they:

- Operate from a dwelling;
- Do not detract from local amenity;
- Provide appropriate level of access and facilities; and
- An Assessment of the impact on the locality is carried out.

Principles and Standards

When assessing a development application Council will do so against the following:

- Requirements of the Planning Scheme
- Objectives and standards outlined below

Location

- Objective
 - *To ensure bed and breakfast accommodation is established in and operates from a dwelling.*
- Standard
 - Accommodation is provided within residential dwellings in the R1-R6 (inclusive) and in the RL1 and RL2 zones.

Impacts

- Objective
 - *To ensure bed and breakfast accommodation does not detract from the amenity of the surrounding location.*
- Standards
 - Council will not support a waiver to the Town Plan requirement for no more than 5 travellers to be accommodated at any one time.
 - Council will not support a waiver to on-site carparking requirements of the Town Plan. This is to ensure no increase to on-road carparking congestion.
 - The extent of any business identification signage should not exceed the provisions of Council's Advertising Signs Code.
 - A landscape buffer should be provided to visually screen carparking from roads, to ensure visual amenity of the streetscape is not negatively impacted upon.
 - Communal areas shall be located such that they do not directly abut neighbouring houses. This will help to ensure visual and acoustic privacy of the adjoining residences.
 - Council will support the imposition of a development condition to limit noise levels from the premises so they do not exceed acceptable neighbourhood noise levels in volume or duration.

Access and Facilities

- Objective
 - *To ensure bed and breakfast accommodation provides an appropriate and acceptable level of access and facilities for guests.*
- Standards
 - Provision is made for disabled parking, access and facilities.

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- Council does not support liquor licences being granted for premises established as bed and breakfast accommodation.

Process

- Objective

- *To ensure the planning process includes a thorough assessment of the impact of the establishment of bed and breakfast accommodation on the surrounding locality.*

- Standard

Where there has been strong public concern or opposition raised in relation to a proposal for bed and breakfast accommodation, Council supports the granting of a temporary permit for a period not exceeding 2 years, in order to assess the impact of the proposal on the surrounding residential area.