Part 7 Codes

Division 2 Specific Development Codes

Chapter 7 Bed and Breakfast Tourist Accommodation

1.0 Purpose

The purpose of this code is to ensure that Bed and Breakfast Tourist Accommodation establishments are small scale and consistent with local residential development. It seeks to facilitate the diversification of the Gold Coast City tourism industry, whilst ensuring that the Bed and Breakfast Tourist Accommodation establishments:

- operate at a standard that is consistent with the accommodation needs of the touring public;
- are located in areas that are readily accessible to the touring public, without impacting upon the amenity of surrounding areas; and
- do not compromise the primary use of the detached dwelling as a private residence.

This code also seeks to promote development that is more sustainable. This is to be facilitated through the design and provision of water and sewerage infrastructure to and within allotments that:

- reduces consumption of potable water by implementing measures that enable the sustainable use of recyclable water for non-potable uses;
- is cost effective over its life cycle; and
- minimises the potential for stormwater and ground water to enter the City's wastewater system.

2.0 Application

2.1 This code applies to development for the purposes of Bed and Breakfast Tourist Accommodation indicated as code or impact assessable in the Table of Development of the domain or Local Area Plan (LAP) within which the Bed and Breakfast Tourist Accommodation is proposed.

2.2 Performance Criteria PC1-PC6 apply to all development subject to this code.

3.0 Development Requirements

Performance Criteria	Acceptable Solutions
Development that is Code Assessable or Impact Assessable	
Local Character	
PC1 The appearance of the bed and breakfast development must be consistent with the style and character of the surrounding local area.	AS1 The use of premises for a bed and breakfast establishment operates from a detached dwelling
Advertising Devices	
PC2 Any signage associated with the bed and breakfast development must be consistent with the style and character of the surrounding local area.	AS2.1 Only one sign is erected on the site for the purpose of identifying or advertising the bed and breakfast establishment. AS2.2 The sign is not illuminated, and its total area does not exceed one metre in width and 50cms in height.

Performance Criteria	Acceptable Solutions
Location	
PC3 The Bed and Breakfast Tourist Accommodation must be easily accessible for the touring public, and located within close proximity to tourist attractions, including hinterland scenic routes, theme parks, town centres and beaches.	AS3.1.1 The Bed and Breakfast Tourist Accommodation facility is located on a scenic route identified on **Planning Strategy Map PS14 – City Image Major Scenic Routes and Transitory Gateways**. OR AS3.1.2 The Bed and Breakfast Tourist Accommodation facility is located within 400 metres of a transport route identified on **Planning Strategy Map PS7 – Road System.** OR AS3.1.3 The Bed and Breakfast Tourist Accommodation facility is located within 400 metres of the foreshore or other identified tourist attractions within the City, identified on **Planning Strategy Map PS6 – Tourism Strategy**. OR AS3.1.4 The Bed and Breakfast Tourist Accommodation facility is located within 400 metres of a 'major centre' (Town Centre), identified on **Planning Strategy Map PS4 – Employment, Investment and Service Centres (Activity Centres)**.
Protection of the Primary Use	
PC4 The function and total use area allocated and used for the Bed and Breakfast Tourist Accommodation must not compromise the primary use of the detached dwelling as a private permanent residence.	AS4.1 At least one bedroom within the dwelling house is excluded from use by the public (ie. paying guests). AS4.2 The maximum number of bedrooms used to accommodate touring guests of the Bed and Breakfast Tourist Accommodation does not exceed three bedrooms. AS4.3 The principal dwelling supporting the Bed and Breakfast Tourist Accommodation does not serve any meal for gain to other than paying overnight guests of the establishment.
PC5 For premises identified on **Overlay Map OM25 – Future Water Innovations** as being within the Pimpama-Coomera Water Future Master Plan Area, a dual water reticulation system must be provided to enable future conveyance to the development of recycled water for non-potable uses in addition to the conveyance of potable water.	AS5.1 A dual water reticulation system is designed and constructed in accordance with relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**. AS5.2 The development is connected to Council's potable water and recycled water supply reticulation systems at any points nominated by Council.
PC6 For premises identified on **Overlay Map OM25 – Future Water Innovations** as being within the Pimpama-Coomera Water Future Master Plan Area, sewerage infrastructure must be designed to minimise inflow and infiltration.	AS6 Reduced infiltration gravity sewers are designed and constructed in accordance with the relevant sections of **Planning Scheme Policy 11 – Land Development Guidelines**.