



Bayside Council

Serving Our Community

Part 7F

Hotel and Motel Accommodation

Botany Bay Development Control Plan 2013





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7F.1 Introduction

7F.1.1 Land to which this Part Applies

The controls in this Part apply to land to which this DCP applies where hotel and motel accommodation are permissible.

This Part needs to be read in conjunction with:

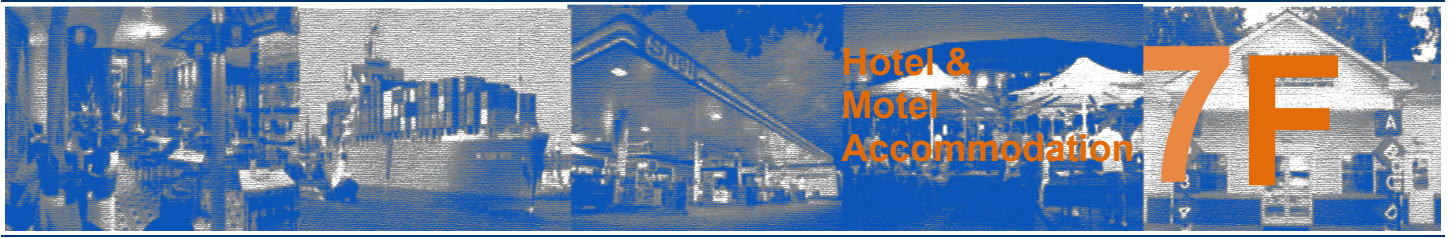
- Part 1 - Introduction
- Part 2 - Notification and Advertising
- Part 3 - General Provisions
- Part 4 - Residential Development
- Part 5 - Business Centres
- Part 6 - Employment Zones
- Part 8 - Character Precincts
- Part 9 - Key Sites
- Part 10 – Technical Guidelines*

Note: Hotel and motel accommodation must comply with the all other applicable Parts of the DCP, if there is a discrepancy between **Part 7F - Hotel and Motel Accommodation** and other Parts, the Objectives and Controls of **Part 7F** will always prevail.



7F.1.2 General Objectives

- O1 To ensure a high level of amenity and facilities are provided;
- O2 To ensure the operation of hotel and motel accommodation does not unreasonably affect the amenity of the surrounding area; and
- O3 To provide the necessary level of fire safety for occupants and staff.



7F.2 General Requirements

Objectives

- O1 To ensure that accommodation within hotels and motels provide sufficient amenity for visitors;
- O2 To ensure the operation of hotel and motel accommodation does not unreasonably affect the amenity of the surrounding area; and
- O3 To ensure appropriate facilities are provided for visitors.

Controls

General

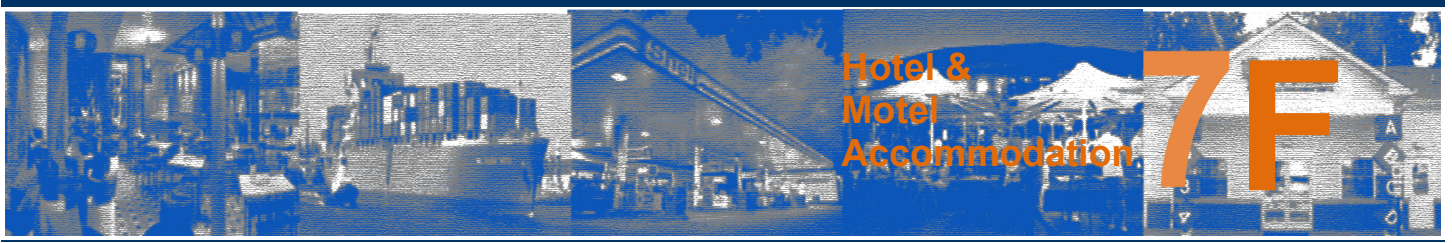
- C1 The maximum stay permitted is 3 months.

Design

- C2 The main access point is to be located at the main street frontage of the property. Access points should be avoided at the boundaries of the property where an impact on noise or privacy could result for adjoining residences.
- C3 The design of hotel/motel accommodation is to include a Porte cochere at the front of the building to accommodate buses, taxis and cars for drop off/pick up. *Refer to the relevant desired future character statement in **Part 4, 5, and 6. 8 or 9**, depending on the zoning and locality of the development site for further design guidelines.*
- C4 Landscaping is to be used to soften and minimise noise impacts from courtyards, recreational areas and driveways on the surrounding area. ***Refer to Part 3L Landscaping.***

Sleeping Room Occupancy Requirements

- C5 The minimum size for a visitor's room is 5.5m² for the bedroom floor area for each person staying within the room.
- C6 An adequate number of beds (each provided with a mattress and pillow) and adequate storage space must be provided.



Kitchen Areas

- C7** A small bar-type fridge is required in each sleeping room.
- C8** A small kitchenette is permitted if adequate cupboards and shelves are provided.
- C9** Cooking appliances (other than a microwave and kettle) are not permitted.

Bathrooms

- C10** Bathrooms must be provided in accordance with the *Building Code of Australia*.

Noise

- C11** The design and operation of hotel and motel accommodation must take into account possible noise impacts on adjacent properties and the surrounding area.

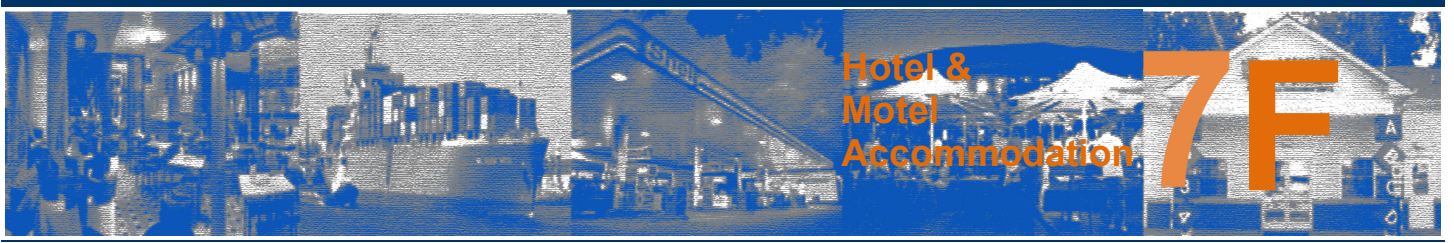
Plan of Management

- C12** A Plan of Management (POM) is required to be submitted. The Plan of Management (POM) is a written report which describes how the ongoing operation of hotel and motel accommodation will be managed to reduce its impact upon the amenity of surrounding properties.

The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

The POM must provide all details relevant to the operation of the premises. As a minimum the following must be included:

- (i) Title;
- (ii) Objectives;
- (iii) Operational details;
- (iv) Hours of operation;
- (v) Staffing details;
- (vi) Details on maximum occupancy rate;
- (vii) Details on maximum period of stay of guests;
- (viii) Measure to minimise unreasonable impacts on adjoining properties;



- (ix) Proposed rules;
- (x) Maintenance of fire safety;
- (xi) Deliveries and loading/unloading;
- (xii) Managing customers or patrons;
- (xiii) Security details;
- (xiv) Complaint recording and handling process; and
- (xv) The review process to continuously improve the POM.

Fire Safety

Note: Hotel and motel accommodation is defined as a Class 3 building under the Building Code of Australia.

C13 The building is to comply with Parts C, D and E of the Building Code of Australia (BCA).

C14 Each room is to comply with Parts C, D, E and F5 of the BCA so as to ensure there is adequate fire safety in the building and adequate sound insulation between each room.