

	<p>Private Tourist Accommodation Policy Policy No. ENVPOL 07</p>	Version No:	1.0
		Responsible Officer/s	Development Manager
		Issued:	18 Nov 2013
		Next Review:	Mar 2019

1. Purpose

This Policy aims to achieve the following :

- A diversity of accommodation types within the Council area
- The maintenance of a high standard of facility, with planning, building and health approvals where required
- Maintenance of amenity of both the property and the neighbourhood where tourist accommodation is located
- Adequately signposted establishments
- Appropriate location of establishments for the safety of visitors and motorists

2. Scope

This policy applies to all properties within the Council area.

This Policy should be read in conjunction with Department of Planning, Transport and Infrastructure (DPTI) Building Advisory Notice 4/16 dated March 2016, which discusses whether there is a change of land use when a dwelling is used for various types of holiday accommodation or short term use. The Notice states in summary :

“...a dwelling will remain a dwelling if it is occupied sporadically; let out during holiday periods to short term occupants; let for short term use; or if the owner lives overseas or interstate and uses it occasionally for relatively short periods. Unless development is undertaken to physically alter the building such that it is no longer a dwelling, it remains a dwelling.”

This Policy should also be read in conjunction with Council’s “Procedures for Establishment and Operation of Private Tourist Accommodation”.

3. Definitions

“Bed and breakfast establishment” means any dwelling in which the resident of the dwelling provides paid accommodation and home-style hospitality on an overnight or short-term basis, usually to the travelling public, that may include the provision of breakfast.

“Short stay accommodation” means the use of a single house, group dwelling or multiple dwelling for the purposes of providing temporary accommodation to any person or persons on a short-term basis. Hosts may or may not be resident on the same site.

“Short-term basis” means a period of accommodation that does not exceed a continuous period of three (3) months by the same guest(s).

4. Policy

Council supports a diversity of accommodation types to be available to travellers and to support tourism in the area. The DPTI Building Advisory Notice 4/16 will mean that many types of tourist accommodation can lawfully be undertaken without the need for application to or approval by Council.

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In considering applications where they are required for various types of tourist accommodation, Council will take into consideration factors such as location, siting and design, to ensure that such accommodations are compatible with, and avoid adverse impacts on, the amenity of surrounding areas.

Council will endeavour to achieve this goal through the use of “Procedures for Establishment and Operation of Private Tourist Accommodation”.

5. Responsibilities

The Director of Environmental Services will be responsible for the implementation and monitoring of this Policy.

6. References:

Federal Legislation

Building Code of Australia

State Legislation

Development Act 1993
Development Regulations 2008
Food Act 2001
South Australian Health Act 2011

Other Related References

Council’s “Procedures for Establishment and Operation of Private Tourist Accommodation”

7. Review

This Policy shall be reviewed by the District Council of Grant at minimum every four (4) years, within 12 months of a general election (or on significant change to legislation or other matters which could affect this policy).

Action	Date	Minute Reference
Adopted by Council	18 November 2013	13135.6.6
Amended	5 September 2016	16115.3