

2.3 BED AND BREAKFAST ACCOMMODATION

Objectives

- To facilitate the development of appropriately located and high quality bed and breakfast accommodation within the City; and
- To ensure that there is no detrimental impact on the amenity of surrounding properties from bed and breakfast accommodation.

Applications Subject of this Policy

This Policy applies to all proposals for bed and breakfast accommodation within a residential zone and in non-residential zones.

Definition

'Bed and Breakfast' means a dwelling, used by a resident of the dwelling, to provide accommodation away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast; and excludes a boarding house.

Acceptable Development Provisions

Locations for Bed and Breakfast Accommodation

- Within Residential Zones bed and breakfast accommodation is a use that is not permitted unless Council grants approval. Linear or cluster bed and breakfast development shall not be permitted in a Residential Zone; and
- In all other zones bed and breakfast accommodation is not permitted.

Number of Rooms

- The maximum number of rooms shall be limited to two.

Car Parking

- Two parking bays per dwelling shall be provided on-site and must be attached to the dwelling; and
- One parking space shall be provided per bed and breakfast room.

Car Parking & Access

- Pedestrian and vehicular access shall meet the provisions of the Residential Design Codes of Western Australia; and
- Car parking bays, carports and garages facing the primary street shall not occupy more than 60% of the frontage at the setback line as viewed from the street.

Signage

- A maximum of one sign not exceeding 0.5m² in area, and incorporated into a front fence, wall, structure or building shall be permitted.

Facilities

Individual facilities

- Ensuite facilities may be provided for bed and breakfast rooms; and
- Bed and breakfast rooms shall not contain cooking facilities.

Communal Facilities

- Communal bathrooms and breakfast eating areas shall be contained within the dwelling.

Building Design & Location

- All extensions and new buildings, including carports and garages shall be constructed in the same materials and architectural style of the existing dwelling; and
- All new buildings, including carports and garages shall be setback a minimum 1.0m from the side boundary.

Management

- The owner of the bed and breakfast shall reside in the dwelling, and shall have dedicated bedroom and bathroom facilities; and
- A management plan for the bed and breakfast may be required in some instances.

Neighbour Consultation

Applications for bed and breakfast accommodation will be required to be advertised. Such advertising is to be undertaken in line with the City’s ‘Public Advertising of Planning Proposals’ procedure.

Variations

Applications seeking variations to this Policy shall be determined in accordance with the objectives of this Policy.

OFFICE USE ONLY:

Local Planning Scheme No.3 – Local Planning Policy History:

Action	Resolution Number	Effective Date
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