
LPP009 – Local Planning Policy 9 – Bed and Breakfast

1. Intention

To:

1. Support a diversity of accommodation base within the local government;
2. Provide an effective framework of guidelines within the local government to develop Bed and Breakfast accommodation;
3. Ensure the maintenance of a satisfactory standard of facility, which has Town Planning as well as Environmental Health and Building approval; and
4. Maintain the amenity of both the property and the neighbourhood wherein the Bed and Breakfast establishment is located.

2. Scope

This policy applies throughout the district.

3. Statement

3.1 Approval Requirements

One car parking bay is required per guest bedroom in addition to car parking for permanent residents. Where applicable, car parking for permanent residents is to be in accordance with the Residential Design Codes. All car parking is to be contained on-site and no verge area may be used for car parking.

All proposed Bed and Breakfasts on Rural or Rural Residential blocks must include provision for the storage of water in tanks of not less than 92,000 litres capacity unless satisfactory proof is provided that arrangements for connection to a Water Corporation reticulated water supply service has been made.

In the event that a proposed Bed and Breakfast does not have access to Council waste collection services, a Waste Management Plan, detailing how waste shall be disposed of, will be required as part of the application.

A Property Management Plan shall be prepared to the satisfaction of Council and shall be required to be submitted as part of the planning application. The Property Management Plan shall detail the following:

- The owner/operator of the bed and breakfast accommodation residing on-site at all times, accessible twenty four hours a day, seven days a week, while the bed and breakfast is in operation.
- Responsibilities of the owner/operator including but not be limited to, matter such as maintenance and cleaning.
- Code of conduct for guests which shall, amongst others, list what is considered acceptable and unacceptable behaviour.
- Details of how nuisance issues such as noise will be addressed by the owner/operator.

In the case of an established permitted Bed and Breakfast, the owner/operator is encouraged to prepare a property management plan.

As part of any approval for a Bed and Breakfast, Council will recommend that the following information be displayed in the Bed and Breakfast:

- Emergency contact details.
- Code of Conduct.
- Fire and Emergency Response Plan (If available)

Council may permit one sign on the property to indicate the dwelling is a Bed and Breakfast establishment. The sign shall not exceed 0.2m². The sign may display the name, number and address of the building and the purpose for which the building is used or the name and address of the managing agent thereof. All other signage requires the approval of Council.

3.2 Environmental Health Requirements

Details of the current septic system shall be submitted as part of the application. The application will be referred to the Shire of Waroona Environmental Health Department and an upgrade to the septic may be required.

3.3 Fire and Emergency

The owner is encouraged to prepare a Fire and Emergency Plan as part of the Planning Consent application. The Fire and Emergency Plan may include the provision of the following fire safety measures:

- Provision of fire extinguishers, fire blankets and internal hardwired smoke alarms.
- Outside barbeques to be gas or electric.
- Emergency Evacuation Plan.
- Access to water supply.

3.4 Approval Period and Renewal of Bed and Breakfasts

All initial planning approvals for Bed and Breakfasts, including renewals of approvals granted prior to this policy, shall be granted for a one year period unless Council determines otherwise. Such approvals may be renewed in the form of a new application made at least 6 weeks prior to the expiration of the initial approval.

Bed and Breakfasts shall be required to renew annually. The annual renewal fee will be in accordance with Council's fee and charges. The renewal shall be issued following an inspection of the site and dwelling by Council.

In determining an application for renewal, Council will consider the nature and validity of complaints (if any) made regarding the operation of the activity and any other information available relating to the adverse impact of the activity on the amenity of neighbours and surrounding area.

4. Legislative and Strategic Context

The *Planning and Development Act 2005* and the associated subsidiary legislation provide the broad framework within which this policy operates.

5. Review

This policy is to be reviewed every 5 years.

6. Associated Documents

Nil.

Division	Planning				
Policy Number	LPP009				
Contact Officer	Manager Planning				
Related Legislation	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015				
Related Shire Documents	Nil				
Risk Rating	Medium	Review Frequency	Every 5 years	Next Review	2024
Date Adopted	26/03/2019				OCM19/03/017

Amendments		
Date	Details of Amendment	Reference
22/06/2021	Updated as part of major review and reformatted.	OCM21/06/071
Previous Policies		
PR014 – Bed and Breakfast		