

Bed and Breakfast Accommodation

Policy Type: Local Planning Policy Policy Owner: Director Urban Planning	Policy No. LPP1.13 Last Review Date: 20 September 2016
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Policy Objective

To facilitate the development of appropriately located bed and breakfast accommodation within the City in the interests of residential amenity.

Policy Scope

Bed and breakfast accommodation occurs when part of an existing residence is utilised to provide short term accommodation, generally with breakfast, at a fee. This policy outlines the assessment criteria and preferred site characteristics for such accommodation to be provided throughout the City.

Definitions / Abbreviations Used in Policy

Bed and breakfast accommodation

Means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.

LPS6	City of Melville Local Planning Scheme No. 6
R-Codes	Residential Design Codes of Western Australia
Regulations	Planning and Development (Local Planning Schemes) Regulations 2015

Policy Statement

1 General

- 1.1 Under the Use Class provisions of Table 3 of LPS6, a Bed and Breakfast use is classed as an 'A' use.
- 1.2 In assessing a Development Application for bed and breakfast accommodation, an assessment against the following policy provisions will be undertaken.
- 1.3 Where individual bed and breakfast proposals fail to satisfy these provisions, the application must be accompanied by a written justification. This written justification should demonstrate how the proposed development can take place without prejudice to the stated objective of this policy.



2 Site Characteristics

2.1 Residential zone

Within the Residential zone, Bed and Breakfast accommodation is an 'A' use (ie capable of approval following advertising in accordance with Clause 64 of Schedule 2 of the Regulations).

Where bed and breakfast accommodation is proposed within the Residential zone, the following will be taken into account in the assessment of whether the location is appropriate:

Preferred Property Characteristics

- (a) Location close to, or abutting shopping centres, workplaces, schools, community facilities, public open space and civic facilities.
- (b) Well served by footpaths, dual access paths and public transport.
- (c) Located on Local Distributor and District Distributor Roads.

Undesirable Property Characteristics

- (a) Properties located within cul-de-sacs.
- (b) Properties located on battleaxe style rear lots
- (c) Properties located within a strata development with shared access arrangements.

2.2 All Other Precincts

Within the Centre and Mixed use zones, a bed and breakfast is a 'D' or 'A' uses pursuant to LPS6.

In principle, the establishment of bed and breakfast accommodation in these locations is acceptable in land use terms, given their proximity to shopping centres, workplaces and public transport; however an assessment of the impact of car parking, traffic and amenity will be required.

3 Number of Persons

3.1 The operators of the bed and breakfast or a designated caretaker are to reside on the property at all times.

3.2 The maximum number of persons (exclusive of the operators of the bed and breakfast accommodation or caretakers) must not exceed six. Where approval for more than six guests is proposed, approval for the change of use of the residence to a Residential Building will be required.



4 Car Parking

- 4.1 In addition to the on-site car parking requirements of the R-Codes, one additional on-site car parking bay is to be provided for each bedroom being used for bed and breakfast accommodation purposes.

5 Signage

- 5.1 The City's requirements for advertising and signage are outlined in Local Planning Policy LPP2.2 'Outdoor Advertising and Signage'
- 5.2 The information included on any signage proposed must include telephone contact details of the bed and breakfast proprietors and/or the designated caretaker.

6 Site Management Plan

- 6.1 All applications to operate bed and breakfast accommodation are to be accompanied by a site management plan which is to address how the potential amenity impacts of the bed and breakfast accommodation will be managed. This plan should include (at a minimum) details of how the bed and breakfast accommodation will be operated, how noise and parking will be managed and the complaint procedure that will be implemented.

7 Temporary Approval

- 7.1 Where necessary to allow ongoing monitoring of the impacts of bed and breakfast accommodation, the approval period may be limited in accordance with Clause 72 of Schedule 2 of the Regulations..



References that may be applicable to this Policy

Legislative Requirements:	Planning and Development Act 2005 Health Act 1911 Planning and Development (Local Planning Schemes) Regulations 2015
Procedure, Process Maps, Work Instructions:	Planning Application Directorate Procedure
Other Plans, Frameworks, Documents Applicable to Policy:	Local Planning Scheme No. 6 Residential Design Codes of WA
Delegated Authority No:	DA – 020: Planning and Related matters

ORIGIN/AUTHORITY

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Reviews

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Ordinary Meeting of Council
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P10/3152
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