

8.10 BED AND BREAKFAST ESTABLISHMENT

OBJECTIVES

1. To provide clarification on the standards applicable to Bed and Breakfast Establishments within the Shire.
2. To ensure that this type of alternative tourist accommodation use does not compromise the amenity of the area.
3. To ensure the bed and breakfast activity remains an ancillary use to the main dwelling and the standard of accommodation accords with the expectations of the local tourism industry.

POLICY STATEMENT

1.0 Definitions

For the purposes of this policy the following definition shall apply:

Bed and Breakfast - 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 (maximum of 3 months in any 12 month period) and includes the provision of breakfast.

2.0 General

- 2.1 A Bed and Breakfast use shall be limited to a maximum of three guest bedrooms capable of accommodating no more than six guests.
- 2.2 Planning approval may be withheld or refused by the Council should:
 - a) the proposal not conform to the minimum requirements of this policy; or
 - b) the existing dwelling be considered (in the opinion of the local government) inappropriate from an amenity and/or tourism perspective for a Bed and Breakfast use.

3.0 Location & Access

- 3.1 When assessing an application for a Bed and Breakfast establishment the local government will take into account the standard of the local road network, including road status and condition whether gravel or bitumen seal.
- 3.2 Where a Bed and Breakfast establishment is to be served by a gravel road the applicant shall provide written confirmation that no demand will be placed on the local government for the upgrade or improvement of the road, unless:
 - a) a financial contribution for such works has been agreed to and received from the respective business owner/proprietor; or
 - b) the road (or portion of the road) is deemed to be unsafe as assessed by the local government.
- 3.3 Locations where there is a need to provide more than two directional signs from a main arterial road is not encouraged.
- 3.4 For Bed and Breakfast Establishments the following works will need to be completed to the dwelling:
 - a) Smoke detectors and evacuation lighting will need to be installed and configured in the dwelling to achieve compliance with part 3.7.2.5 of the Building Code of Australia for a change of building

classification from a Class 1a 'single dwelling' to a Class 1b 'boarding house, guest house or hostel use' residence.

- b) A minimum of two RCDs will need to be fitted to protect all power point and lighting circuits as prescribed under regulation 12 of the Electricity Regulations, 1947.

4.0 Car Parking

- 4.1 A bed and Breakfast establishment shall have provision of onsite parking based on one bay for per guest bedroom constructed to the following standards:
 - Town site - impervious surface (ie concrete, bitumen, brick paving)
 - Rural - all weather surface (ie concrete, bitumen, brick paving, compacted gravel or limestone)

5.0 Facilities

- 5.1 As a minimum a Bed and Breakfast establishment shall consist of:
 - a dedicated bedroom and bathroom/toilet facility for exclusive use of the operator/s;
 - separate guest bedrooms and at least bathroom and toilet facility for guest use;
 - communal sitting and dining room areas.

All rooms are to be clearly identified on a floor plan submitted with the application

- 5.2 Guest rooms shall not be self contained with separate cooking and laundry facilities, unless already retrospectively provided. En-suite bathroom facilities however may be provided for each room.
- 5.3 Kitchen facilities used for the preparation of breakfasts will need to be registered with the Shire's Environmental Health Department and comply with the *Food Act, 2008* and Australian New Zealand Food Standard Code (Australia Only).
- 5.4 Where two or three guest rooms are provided an additional rubbish service may apply at the operator's expense. This may be by way of an additional collection service (wheeled bin) or an alternative arrangement as approved by the local government.

6.0 Water Supply

- 6.1 A bed and Breakfast establishment must be connected to a reticulated water supply or alternatively be serviced by a minimum 92,000 litre rainwater tank fed by roof catchment or a 10,000 litre storage tank fed from the on-site dam or under ground bore. If connected to an onsite supply the water must first be tested and then approved for public consumption by the Shire of Dandaragan Environmental Health Department prior to commencement of the use.

7.0 Signage

- 7.1 Signage for Bed and Breakfast establishments shall conform to limit of two business directional signs and one business sign to be erected at the front of the property. For residential properties the business sign shall not exceed 0.2m² in area (ie 1.0 metre in length and 0.2 metre in height), while for rural residential and rural areas the onsite business sign shall to accord with the Shire's Local Planning Policy 8.7 - Signage.

8.0 Responsibilities:

The authority is delegated to the Chief Executive Officer and Manager of Planning to process applications and issue planning approval subject to full compliance.

GOVERNANCE REFERENCES

Statutory Compliance	<ul style="list-style-type: none">▪ Shire of Dandaragan Local Planning Scheme No. 7▪ <i>Planning and Development Act 2005</i>▪ <i>Health Act 1911</i>▪ <i>Food Act 2008</i>▪ <i>Environmental Protection Act 1986</i>▪ <i>Subsidiary Regulations to relevant Acts</i>
Industry Compliance	N/A
Organisational Compliance	N/A
Process Links	<ul style="list-style-type: none">• <i>Shire Local Planning Scheme</i>• <i>Food Registration</i>• <i>Shire Signage Policy 8.7</i>