

CITY OF GERALDTON-GREENOUGH	Version; 1
<b>BED &amp; BREAKFAST</b>	Originated Date; 1 <sup>st</sup> July 2007
<b>Local Planning Policy</b>	Review Date; Annually

## **BED & BREAKFAST Local Planning Policy**

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### **1.0 PURPOSE:**

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

### **2.0 SCOPE:**

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

### **3.0 OBJECTIVE:**

- 3.1 To specify standards of residential accommodation suitable for use for bed & breakfast purposes.
- 3.2 To ensure that this type of alternative tourist accommodation does not compromise the amenity of the area.
- 3.3 To ensure that the standard of accommodation is in accordance with the expectations of tourists.

3.4 To ensure the community is suitably consulted regarding any application for bed & breakfast proposals.

3.5 To provide guidance in the exercising of discretion with regard to bed & breakfast establishments.

#### **4.0 POLICY STATEMENT:**

##### **4.1 Definition**

For the purpose of this policy a “**Bed & Breakfast**” means a dwelling used by a resident of the dwelling to provide accommodation for persons (generally for no more than 6 persons or 1 family) away from their normal place of residence on a short-term commercial basis, where occupation by any person is limited to a maximum of 3 months in any 12 month period, and includes the provision of breakfast.

##### **4.2 Permissibility**

4.2.1 For the purposes of permissibility, where the use “Bed & Breakfast” is not specifically listed in a Town Planning Scheme it shall be treated, and processed, as a use not listed with relevant provisions of the Scheme applicable.

4.2.2 Notwithstanding the above bed & breakfasts are considered most appropriate in residential, rural residential, rural smallholdings and rural zones / areas.

##### **4.3 Location**

4.3.1 In respect of residential and rural residential land, the dwelling should be adjacent to, or within, reasonable proximity to a main access road within the town. Where the facility is not on a main access road the site should be easily accessible by motor vehicle from the town centre and should not require a series of directional signs.

4.3.2 In respect of rural smallholdings and rural land, the property must be connected to the road system within the district. The local government may be prepared to approve establishments served by a gravel road, providing the applicant acknowledges that no demands will be made to the local government for the future upgrading of the road.

4.3.3 In determining the suitability of a bed & breakfast proposal, the local government shall take into consideration the proximity to adequate public transport facilities, footpaths, cycleways, shopping facilities and tourist/recreational facilities.

##### **4.4 Car Parking**

4.4.1 Provision should be made for off-street parking at the rate of 1 car parking bay per guest room.

4.4.2 For establishments in urban areas that abut sealed roads then the access and car parking area should also be sealed to the approval of the local government.

- 4.4.3 For establishments in rural areas the access and car parking area should be constructed to a compacted gravel and/or limestone condition, to the approval of the local government.
- 4.4.4 In areas where driveways are steeply inclined, or stabilisation problems are likely to occur, the local government may require sealing of the access and car parking area to avoid stabilisation and erosion problems occurring at a later date.

### **4.5 Facilities**

- 4.5.1 Where the existing standard of dwelling is considered by the local government to be inappropriate, consent to the facility may not be granted until substantial progress to upgrade the dwelling is completed. Establishments may also need upgrading in accordance with relevant building regulations (eg. disabled access).
- 4.5.2 As breakfasts are to be provided food preparation areas may need to be upgraded in accordance with the relevant health regulations.
- 4.5.3 The dwelling must provide separate bedrooms for guests and separate toilet and bathroom facilities. While it is desirable for provision of a separate guests lounge room, laundry and breakfast/dining area to be made, this is not essential.
- 4.5.4 Guest rooms shall not be self-contained (ie. no cooking or laundry facilities will be permitted in the rooms), however ensuite and bathroom facilities may be provided within each room.

### **4.6 Signage**

Signposting will be limited to a sign not exceeding 0.2m<sup>2</sup> (ie. 1.0m X 0.2m) on the property frontage. The height of the sign from ground level should not exceed 1.5m. Operators of bed & breakfast facilities will be expected to send directional maps to patrons and tourist bureaus and use other methods for directional purposes rather than relying on signage. To this end directional signage is generally not supported in residential areas.

### **4.7 Water Supply**

Residences which are intended for use as bed & breakfast accommodation must be either connected to a reticulated water supply or, alternatively, be serviced by a rainwater tank of at least 92,000 litres capacity. The capacity of this tank may be reduced should the local government be satisfied that on-site groundwater supplies are of acceptable potability and quantity/reliability.

**4.8 Application Requirements**

It is considered that bed & breakfasts in urban areas may cause a loss of privacy and amenity due to the regular presence of unknown vehicles and people in a residential area. To this end the onus is on the proponent to demonstrate to the approval of the local government that the proposal will not adversely affect the amenity of adjoining landowners. In this regard the local government will consider the outlook of rooms and other guest facilities to be utilised, the siting of car parking bays, and the location of the access to the site to mitigate head light glare.

**5.0 REFERENCE:**

The City of Geraldton-Greenough Town Planning Scheme(s) and the Planning & Development Act 2005.

**6.0 RESPONSIBILITIES:**

The Town Planning Department as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:

- a. Consideration of permissibility in other zones / areas (Clause 4.2.2).
- b. Increase in signage size (Clause 4.6).
- c. Reduction in capacity of rainwater tank (Clause 4.7).

**7.0 ADOPTION:**

Version 1	(draft for advertising)	10 <sup>th</sup> July 2007
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