

# Bed and Breakfast Local Planning Policy

**VERSION 4**

December 2015

town planning services

Version	Adoption	Comment
1	10 July 2007 Council Item DS001	Final – No objections received during advertising.
2	22 December 2009 Council Item SC134	Final – No objections received during advertising.
3	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
4	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

# Contents

- 1.0 CITATION..... 3**
- 2.0 OBJECTIVES ..... 3**
- 3.0 POLICY MEASURES ..... 3**
  - 3.1 Location ..... 3
  - 3.2 Car Parking..... 3
  - 3.3 Facilities..... 4
  - 3.4 Signage ..... 4
  - 3.5 Water Supply ..... 4
  - 3.6 Application Requirements ..... 4

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## 1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 (‘the Scheme’). It may be cited as the *Bed and Breakfast local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

## 2.0 OBJECTIVES

- a) To specify standards of residential accommodation suitable for use as bed and breakfast establishments.
- b) To ensure that this type of tourist accommodation does not compromise the amenity of the area.
- c) To ensure that the standard of accommodation is in accordance with the expectations of tourists.

## 3.0 POLICY MEASURES

### 3.1 Location

- 3.1.1 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 locality. Where the facility is not on a main access road the site should be easily accessible by motor vehicle and should not be remote or require a series of directional signs.
- 3.1.2 In respect of rural land, the property must be connected to the road system within the district by a constructed road. 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.
- 3.1.3 In determining the suitability of a bed and breakfast proposal, the local government shall take into consideration the proximity to adequate public transport facilities, footpaths, cycleways, shopping facilities and tourist/recreational facilities.

### 3.2 Car Parking

- 3.2.1 Provision should be made for on-site parking at the rate of 1 additional car parking bay per guest bedroom.
- 3.2.2 For establishments in urban areas that abut sealed roads then the access and car parking should also be sealed to the approval of the local government.

- 3.2.3 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.
- 3.2.4 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.

### 3.3 Facilities

- 3.3.1 Where the existing standard of the dwelling is considered by the local government to be inappropriate for guests, approval of a bed and breakfast establishment may not be granted until substantial progress to upgrade the dwelling is completed. Establishments may also need upgrading in accordance with the applicable building standards.
- 3.3.2 As breakfasts are to be provided, food preparation areas may need to be upgraded in accordance with the applicable health standards.
- 3.3.3 The dwelling must provide separate bedrooms for guests and a separate toilet and bathroom facility. It is desirable for the provision of a separate guest lounge room, laundry and breakfast/dining area to be made, however this is not essential.
- 3.3.4 Guest rooms shall not be self-contained (i.e. no cooking or laundry facilities will be permitted in the rooms).

### 3.4 Signage

Operators of bed and breakfast establishments will be expected to send directional maps to patrons and tourist bureaus and use other methods for directional purposes rather than relying on signage.

### 3.5 Water Supply

Residences which are intended to be used for bed and breakfast accommodation must be either connected to a reticulated water supply, or alternatively, be serviced by a rainwater tank of suitable capacity taking into consideration the quantity/reliability of any on-site, potable groundwater supplies.

### 3.6 Application Requirements

It is considered that bed and breakfast establishments, especially in urban areas may cause a loss of privacy and amenity due to the regular presence of unknown vehicles and people in a particular 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.