

<b>Policy Name:</b>	<b>LOCAL PLANNING POLICY: BED &amp; BREAKFAST ESTABLISHMENTS</b>
<b>Objective:</b>	To provide a framework for the assessment of proposed Bed & Breakfast Establishments in the Shire of Esperance.
<b>Key Words:</b>	Bed & Breakfast
<b>Statutory Compliance:</b>	Local Planning Scheme

**Policy Aims:**

To achieve a balance between providing Bed & Breakfast accommodation throughout the Shire whilst ensuring the local character and amenity is not compromised.

**Policy Provisions:**

Application Information

➤ *New Applications*

The following information is required to be submitted to enable an assessment of the bed and breakfast establishment proposal:

- Completed ‘Application for Development Approval’ form;
- Payment of application fee in accordance with Council’s Fees & Charges Schedule;
- Three (3) copies of the following:
  - Site plan (to scale) showing the dwelling in relation to the lot boundaries and location of on-site car parking for use by bed and breakfast guests;
  - Floor plan(s) (to scale) of the dwelling delineating the rooms designated for use by guests (i.e. bedrooms, bathroom, toilet etc);
- Details of any proposed signage.

➤ *Renewal Applications*

- Completed ‘Application for Development Approval’ form;
- Payment of renewal application fee in accordance with Council’s Fees & Charges Schedule;
- Accompanying letter detailing compliance with the conditions of the original Planning Approval.

Development Requirements

The following development requirements apply to bed and breakfast establishments:

- Maximum number of four (4) adult persons or one family;

- Containing not more than two (2) guest bedrooms
- One (1) car parking bay per guest bedroom being provided on-site in addition to the car parking requirements for the dwelling.
- Depending on the location of the guest car parking, may be a need to provide sufficient area for on-site manoeuvring such that vehicles can leave the site in forward gear.
- Access to guest car parking areas shall be accessible by 2 wheel drive vehicles.
- Signage shall not exceed 0.2 square metres in area.
- For sites that are unsewered, the existing effluent disposal system may need to be upgraded to cater for the increased usage.
- Bathroom and toilet facilities are to be provided for guest use only, with access to such not requiring entrance to another separate bedroom.
- The bed and breakfast establishment is to comply with all the relevant requirements of the Building Code of Australia, *Food Act 2008*, *Public Health Act 2016* and the *Health (Miscellaneous Provisions) Act 1911*, particularly in relation to the aspects of fire safety and food preparation areas.
- An approval of a bed and breakfast establishment is valid for 12 months only and shall be subject to an annual renewal. The purpose of the annual renewal is to ensure that the operations are complying with the conditions of approval; where operations are not compliant, approval may be withheld.
- Approvals are not capable of being transferred or assigned to a different property or person.