



Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
Phone: (08) 9841 9383
Fax: (08) 9841 4099
Email: planning@albany.wa.gov.au
Synergy Reference No: NIS06566

BED AND BREAKFAST ACCOMMODATION

What Is Bed And Breakfast Accommodation?

Bed and Breakfast Accommodation (B&B) refers to short stay accommodation located in a portion of a dwelling house.

Scheme Definition

In Town Planning Scheme No. 1A and 3 Bed and Breakfast Accommodation is defined as: "where a maximum of two rooms of a dwelling house are made available for short stay accommodation for a maximum of five guests at any one time."

Scheme Permissibility

As the use 'Bed and Breakfast' is not listed as a use within the Scheme's zoning table, an application for a B&B would be treated as a 'use not listed' and therefore, the proposal would need to be advertised for a period of 21 days.

Process To Gain Approval

The following information would need to be provided in order to apply for a B&B:

- A completed application for Planning Scheme Consent (available at the front counter);
- 2 copies of a site plan showing the location of the property (inclusive of setbacks from boundaries), a floor plan of the dwelling house (clearly stating which rooms are for guests), location of parking and driveways;
- A letter explaining the nature of the application, including such issues as parking, operating times and any other information that may aid in the determination of the application; and
- Refer to the Planning Scheme Schedule of Fees and pay the application fee for the Planning Scheme Consent.

Referral To Internal And External Agencies

All B&B applications will be referred to Council's Environmental Health and Works and Services (Engineering) Departments for comment.

Factors The Council Will Assess

As there is no use class for 'B&B' within the Town Planning Schemes, a policy has been endorsed by Council which applies the following requirements to B&B applications:

1. Zoning and Lot Size

- The dwelling where the B&B Accommodation is proposed should have the following attributes:
- The land is not zoned Industry;
- The land is zoned Rural, Residential or Special Residential;
- If the land is zoned Commercial, the proposal is consistent with surrounding land use activities;
- The relevant provisions of a Special Rural/Residential Zone permit B&B activities to occur; and
- The proposal is within reasonable proximity to a sealed access road.

2. Amenity

The proposal does not affect the amenity of the area through inappropriate use of building materials, poor access and parking, inappropriate effluent disposal or the positioning of buildings.

3. Car Parking

In addition to the 2 car bays required for the dwelling, a minimum of 1 car parking bay per bedroom used for visitors shall be required. Bays shall be provided in a suitable location that does not inhibit vehicular movement.

The Assessment Process

Once an application has been received the following will be undertaken (in chronological order):

- A member of the Development Services Planning Team will draft an advertisement for the applicant to take to either The Albany Advertiser or The Weekender. The advertisement will seek the views of the public on the proposal.
- The advertisement is to be placed once a week in a local newspaper (at the applicant's cost) for a three-week period, with the advertising period closing 21 days after the notice is first published.
- Letters will be sent to neighbours, and in certain cases to surrounding landowners, who may be affected by the proposal asking for comments.
- A 'Planning Scheme Notice' sign will be placed on the property for the duration of the advertising period.
- Depending on the nature of any submissions received the application may be approved under delegation within the Development Services Planning Team, or the application may need to go to Council for a decision.

Decision

Once a decision has been made a notice is sent to the applicant and to people who have lodged comments with the City of Albany. An applicant, if aggrieved by the decision, may appeal the decision (see Appeal Info Pack).

More Information...

Should you have any questions or require any further information, please contact a member of the Development Services Team by either phoning on 9841 9383, by email planning@albany.wa.gov.au or in person at the City Offices.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Planning Schemes, and other relevant documents is recommended for detailed references. The City of Albany accepts no responsibility for errors or omissions.

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