



## Development Services

**City of Albany  
Policy**

# **BED AND BREAKFAST ACCOMMODATION**

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**Objectives:**

- 1) *To promote the orderly and proper development of land by making suitable provisions to guide applicants who wish to establish Bed and Breakfast accommodation from their homes;*
- 2) *To secure the amenity, health and convenience of both visitors and surrounding residents through appropriate development requirements; and*
- 3) *To ensure that the Bed and Breakfast accommodation is incidental to the predominant use of the property in order to maintain the amenity of the immediate area.*

**Definitions**

***“Bed and Breakfast Accommodation”*** 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 and includes the provision of breakfast.

**Policy Statement**

Bed and Breakfast Accommodation should occupy a maximum of two bedrooms of a dwelling house and be made available for short-stay accommodation for a maximum of six guests at any one time and will only be approved on a lot where it can be demonstrated that:

- 1) The proposal is consistent with surrounding land use activities and can demonstrate general support from adjoining landowners;
- 2) The owner/manager of the Bed and Breakfast accommodation will reside on-site;
- 3) The proposal provides additional on-site car parking bays at the ratio of 1 bay per bedroom and shall not interfere with vehicular access; and
- 4) Access/egress to the site and car parking shall not adversely impact on with local vehicular or pedestrian traffic.