

COUNCIL Item No. 9.36
No. Pages 5



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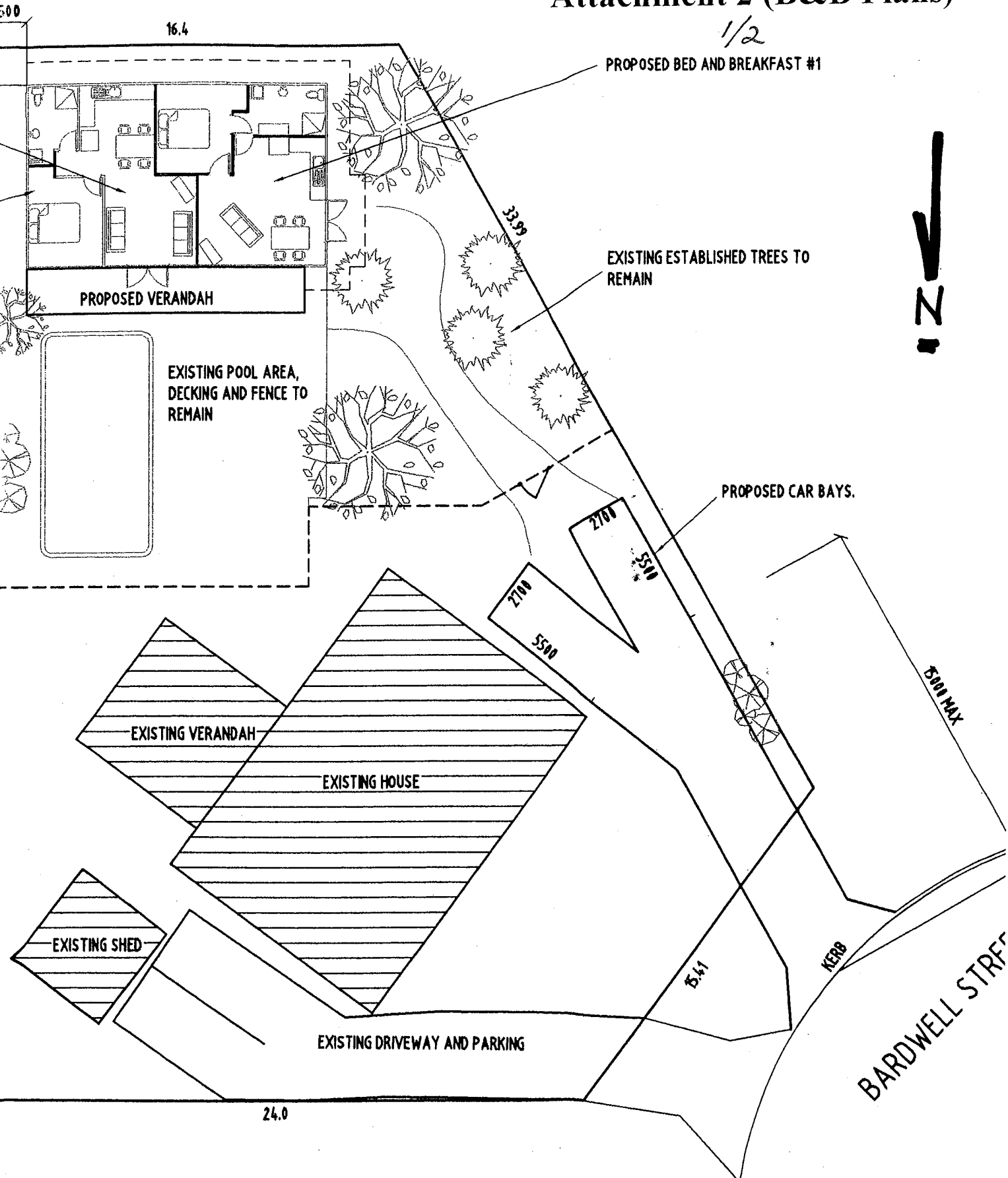
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Attachment 2 (B&B Plans)

1/2



SITE PLAN

Project: PROPOSED INTERNAL WALLS AND VERANDAH
 LOT 1302 , No 12 BARDWELL STREET
 BROOME

Client:

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DEVELOPMENT SERVICES Planning

4.1.3

TITLE: BED AND BREAKFAST ACCOMMODATION

ADOPTED: OCM 18 November 1997 – Page 39 & 41

REVIEWED: OCM 20 March 2001 – Pages 54 - 55
OCM 8 April 2003 – Pages 39 – 43
OCM 6 October 2005 – Pages 29 - 31

ASSOCIATED LEGISLATION: Planning & Development Act 2005

ASSOCIATED DOCUMENTS:

REVIEW RESPONSIBILITY: Manager Planning Services

DELEGATION:

Previous Policy Number 4.1.3

Objective:

To provide guidelines for the establishment of "Bed and Breakfast Accommodation" developments within the Scheme area.

To provide standards to protect the amenity and character of residential streetscapes.

This policy applies to the Town Planning Scheme area only.

Definitions:

Town Planning Scheme No. 4 defines "Bed and Breakfast Accommodation" as:

"any single house in which the resident of the dwelling provides accommodation on a short term basis and includes the provision of breakfast."

Policy:

Bed and Breakfast Accommodation is where a maximum of three rooms of a dwelling are made available for short term accommodation for a maximum of six guests at any one time. Any developments in which accommodation is provided for more than 6 guests would be classified as a "Lodging House".

A Planning Application is required to be submitted for Council approval in accordance with the Town Planning Scheme. The application shall address the planning criteria outlined below.

- The Shire will send notification of the proposal to all land owners of adjoining and opposite properties and any other landowner, which Council considers may be affected by the proposal.
- The "Bed and Breakfast Accommodation" is part of a single residential dwelling where there is a resident/caretaker, which may include the residents' family.
- The application must include written correspondence and letters of no objection from landowners adjoining and opposite the subject property and any other landowner, which Council considers may be affected by the proposal.
- A maximum of 6 guests is permitted.
- Car parking is required onsite with a minimum of one (1) car bay per guest bedroom in addition to two (2) bays for the resident/caretaker.
- The activities of the 'Bed and Breakfast Accommodation' and provision of car parking onsite should be compatible with the amenity of the area and not detrimentally impact upon the streetscape or locality.
- The appearance of the 'Bed and Breakfast' premises should not be significantly different from a standard residential premises and not present any commercial image to the streetscape.
- Entertainment for public or guests or Liquor Licences will not be permitted in association with the "Bed and Breakfast Accommodation".
- Premises which provide outdoor recreation facilities shall be considered on their merits with regard to the likely impact on the amenity of adjoining residents and may not be permitted where an impact is likely to be contrary to the intent of a Residential zone.
- Signage shall be limited to a maximum of 0.2m², which is consistent with a 'Home Occupation' signage.
- The premises shall be registered as "Bed and Breakfast Accommodation" premises by Council.

Delegation

The Chief Executive Officer is delegated authority to:

1. Determine which landowners should be consulted when an application is advertised for public comment;
2. Approve all Planning Applications that comply fully with this policy and that are not of a contentious nature and where no adverse submissions are received; and
3. Register "Bed & Breakfast Accommodation" premises as such.

SHIRE OF BROOME TOWN PLANNING SCHEME No.4 (TPS4)-LOCAL PLANNING POLICIES
This Policy is a Local Planning Policy adopted under the provisions of Clause 2.5 of TPS4. TPS4 is administered by the Council of the Shire of Broome as the responsible authority under the Scheme. TPS4 was gazetted and came into operation on the 21st December 1999.
Planning policies adopted under TPS4 may only be amended or rescinded after the procedures set out in Clause 2.5 and 2.6 have been completed.