

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 2006 – Pages 29 – 31
 OMC 30 July 2015 – Pages 28 – 40
 OMC 17 December 2015 – Page 110 - 121
 OMC 25 May 2017 – Pages 85 – 260
 OMC 14 December 2017 – Pages 1030 - 1043

ASSOCIATED LEGISLATION: Planning & Development Act 2005
 Local Planning Scheme No 6 (LPS6)

ASSOCIATED DOCUMENTS:

REVIEW RESPONSIBILITY: Director Development Services

DELEGATION: Delegations are exercised in accordance with delegation granted in terms of Section 5.42 of the Local Government Act 1995 as amended or other statutes as applicable to specified officers.

APPLICATION: This policy applies to the LPS6 area

Previous Policy Number 8.27

Objective:

- Provide guidelines for the establishment of “Bed and Breakfast Accommodation” developments within the Scheme area.
- Protect the amenity and character of residential streetscapes.

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:

1.1 Any development application for a Bed and Breakfast Accommodation will be advertised in accordance with LPP 8.23 – Public Consultation – Planning Matters.

- 1.2 The Bed and Breakfast Accommodation shall only occur within a Dwelling which is occupied by the resident(s) of the dwelling.
- 1.3 No more than 2 guest bedrooms accommodating no more than 4 adults or one family can be considered and approved as a Bed and Breakfast Accommodation land use.

Note: Any proposal seeking to accommodate additional persons are classed as a Residential Building. Refer to Local Planning Policy 8.24 – Forms of Residential Accommodation Other Than a Single Dwelling for guidance.
- 1.4 Car parking is required onsite with a minimum of one (1) car bay per guest bedroom in addition to two (2) bays for the Dwelling.
- 1.5 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.
- 1.6 Signage shall be limited to a maximum of 0.2m², which is consistent with a 'Home Occupation' signage.

SHIRE OF BROOME LOCAL PLANNING SCHEME No. 6 (LPS6) – LOCAL PLANNING POLICIES

This Policy is a Local Planning Policy adopted under the provisions of Clause 2.4 of LPS6. LPS6 is administered by the Shire of Broome as the responsible authority under the Scheme. LPS6 was gazetted and came into operation on the 30 January 2015.

Planning policies adopted under LPS6 may be amended or rescinded after the procedures set out in Clause 2.4 and 2.5 have been completed.