

## Bed and Breakfast Information Sheet

Under the City's Local Planning Scheme No. 3 (the Scheme) a Bed and Breakfast is defined as follows:

*"Bed and Breakfast means a dwelling, used by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence on a commercial basis and may include the provision of Breakfast, but does not include a lodging house."*

**Note:** A lodging house is accommodation provided for more than six (6) persons, exclusive of the family of the keeper thereof, for hire or reward; but the term does not include —

- a) premises licensed under a publican's general licence, limited hotel licence, or wayside-house licence, granted under the Licensing Act 1911 2
- b) residential accommodation for students in a non-government school within the meaning of the School Education Act 1999; or
- c) any building comprising residential flats.

### Suitable Locations for Bed and Breakfast Developments

Bed and Breakfast developments will not be supported in multiple or special purpose dwellings. Applications for Bed and Breakfast uses within grouped dwellings will only be supported if the applicant can provide adequate justification and if the consenting signatures of all strata owners and / or the body corporate can be obtained. Bed and Breakfast developments shall be undertaken within the main residence / dwelling, which also must be occupied by a permanent resident.

### Number of Patrons

The maximum number of persons within a Bed and Breakfast Accommodation must not exceed six (6). This does not include permanent residents of the dwelling.

### Parking and Site Requirements

*State Planning Policy 3.1 – Residential Design Codes (R-Codes)* requires that a single residence have two parking bays provided on the property. One (1) additional car parking bay shall be provided for each Bedroom to be used for the Bed and Breakfast development. It is not a requirement that the car bays

be covered, however they should be provided within the property boundaries and should be located on the property where they are unlikely to detrimentally affect the amenity of surrounding properties. Should a swimming pool be utilised in association with the Bed and Breakfast development it is likely that the swimming pool will require reclassification to a 'public swimming pool' under health legislation. Subsequently, approval from the Health Department of Western Australia may be required.

### **Provision of Breakfast and Other Meals**

You will need to advise what cooking and/or food preparation is proposed to be undertaken in association with the Bed and Breakfast development. As part of the proposal the City's Environmental Health department may require to have the food preparation area registered as a food business

### **Comment from Surrounding Landowners**

As part of the application process nearby landowners will be given the opportunity to comment, the timeframe for which will be in line with the City's Local Planning Policy 11 – Public Notification of Planning Proposals (LPP 11) unless submissions from all affected landowners are received beforehand. The City will send written notification and any relevant plans to affected landowners. Validity of Approval Should approval be granted conditions may be imposed by the City of Kalamunda. Should a Bed and Breakfast development application be approved the approval will specifically be granted for the application submitted. Any modification or intensification to the Bed and Breakfast development may require further approval from the City of Kalamunda. An approval is transferable to a new owner. If the use does not commence within two (2) years of the date of issue, the approval expires, and a new application will be required to be submitted.

### **Advertising Signage**

A sign no greater than 0.2m<sup>2</sup> (e.g. 40cm x 50cm) is permitted as part of the approval of the Bed and Breakfast land use. Should you wish to erect a larger sign submission and approval of a signage application is required.

### **Application Requirements**

- a) A completed Development Application form (including an MRS Form 1 if the property falls within a Water Catchment Area);
- b) The prerequisite planning fee;
- c) A site plan, internal floor plan, and elevation plans, drawn to a scale of no less than 1:500 that detail the location of the bed and breakfast within the property, any proposed works to be undertaken, and location of parking onsite; and
- d) Written confirmation on the maximum number of guests at any one time, whether guests will be by prior appointment only, and who is to operate the activity and where they reside.

Should you have any queries please contact the City's Approval services on 9257 9999