

Objectives: People

Outcome: 1.3 - A safe place to live.

Strategy: 1.3.1 - Comply with relevant local and state laws, in the interests of the community.

Purpose

The Shire's Town Planning Scheme No. 2 does not include a provision for this facility, consequently this policy is required to establish guidelines and development standards for Council to consider such proposals. The policy is intended as an interim policy pending inclusion of appropriate provisions within Council's Town Planning Scheme text.

Definitions

"Bed and Breakfast Establishment" means a private dwelling intended for short stay/overnight accommodation in which one or two guest bedrooms are utilised to provide incidental holiday accommodation for not more than four persons or one family located under the main roof of the dwelling house.

Objectives

1. To ensure that bed and breakfast accommodation will complement and encourage further tourism in the area.
2. To ensure that bed and breakfast accommodation is undertaken to a sufficient quality and standard suitable for tourist use.
3. That approval of bed and breakfast accommodation facilities will not detract from the amenity or character of an area.

Policy

1. Scheme Provisions

Pending inclusion of appropriate provisions within Council's Town Planning Scheme, bed and breakfast is to be assessed as an 'SA' use within the Residential, Special Residential, Conservation, Special Rural, Rural Living A and B and Farmlet zones, and 'AA' within the Rural Zone and Agriculture Protection zones. No bed and breakfast applications will be considered within any other zone comprised within Town Planning Scheme No. 2.



2. Policy Measures

2.1 Location and Site Area Requirements

2.1.1 The minimum lot size considered for a bed and breakfast facility will be 900m² on the basis that prospective impacts (and hence lot sizes) are similar to duplex development.

2.2 Car Park and Access

2.2.1 One car parking bay is required for each guest room together with two for the normal permanent residential use. The Council may accept tandem parking for the two permanent residential bays. Accessible parking is to be provided in accordance with the BCA.

2.2.2 Car parking areas should generally be screened from major access roads with car parking area and access to the specifications of the local government

2.3 Building

2.3.1 Where the existing standard of dwelling is not considered appropriate, consent to the facility may be conditional upon upgrading of the dwelling.

Class 1b classification will apply and the residence must comply with the BCA provisions for this classification.

2.4 Health

2.4.1 Separate guest rooms conforming to size, light and ventilation requirements as per the *Health Act 1911*.

2.4.2 Separate toilet, shower, bath and hand basins are to be supplied for guest users, where practical, as determined by Council. Council may require upgrading to existing facilities to meet satisfactory health standards, if required.

2.4.3 An acceptable standard of hygiene, especially in areas of food preparation to be determined prior to approval and in any subsequent inspections. Council may require upgrading to existing facilities to meet satisfactory health standards if required.

2.4.4 Dwelling must be connected to reticulated water supply and/or rainwater tank of sufficient capacity.

2.4.5 Premises must register with the local government as a food premises in accordance with legislative requirements.



2.4.6 The swimming pool shall comply with the *Health Act 1911* and be tested for water quality at regular intervals as determined by the Environmental Health Officer.

2.5 Signposting

2.5.1 Signposting will be limited to completely within the property and shall not exceed 0.5m² (i.e. 1.0m x 0.5m) on the property frontage. The height of the sign from ground level shall not exceed 1.5m. Directional signposting in general will not be contemplated by Council other than Council standard signs. Applications will be assessed in accordance with Council's Local Planning Policy – Advertising Signs.

2.6 Landscaping and Fencing

2.6.1 Council may require the front setback to be landscaped in order to provide a high quality street frontage or sufficient screening of car parking areas where necessary.

3. Advertising

In accordance with the provisions of the Shire's Town Planning Scheme for "SA" uses, applications for bed and breakfast in the relevant zones are to be advertised in order that adjoining owners have the opportunity to comment. This is not necessary in the Rural Zone or Agriculture Protection zones where the same zoned land abuts. Adjoining owners will be notified in writing and Council may also require the erection of a sign on site at the applicant's cost. Where an application abuts a regional reserve or roadway, Council may be required to forward the application to other Government agencies for comment.

**References**

Name of Policy	4.1.6 Bed and Breakfast Accommodation
Previous Policy	PP1 - Bed and Breakfast Accommodation (E15/5096)
Date of Adoption and Resolution Number	
Review dates and Resolution Numbers	Reviewed SM047/05/04 24/05/2004 Ordinary Council Meeting Reviewed OCM187/09/15 29/09/2015 Ordinary Council Meeting Modified OCM179/12/17 18/12/2017 Ordinary Council Meeting
Next review date	
Related documents	Acts/Regulations <i>Local Government Act 1995</i> Plans/Strategies Strategic Community Plan 2017 - 2027 Policies Nil Delegations Nil Work Procedures Check

Note: changes to references may be made without the need to take the Policy to Council for review.