

<b>Policy Number:</b>	LPP 004
<b>Policy Type:</b>	Local Planning Policy
<b>Policy Name:</b>	<b>Bed &amp; Breakfast</b>
<b>Policy Owner:</b>	Chief Executive Officer

**Authority:** Shire of Nannup Local Planning Scheme No.3

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## **OBJECTIVE**

This policy aims to facilitate the provision of high standards of Short Stay/Home Style accommodation in various locations to encourage tourism whilst maintaining the amenity of those locations for permanent residents.

## **DEFINITION**

The *Shire of Nannup Local Planning Scheme No. 3* (LPS No. 3) defines Bed and Breakfast accommodation as follows:

“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 basis and includes the provision of meals.”

### Note:

*Where a premise accommodates more than six (6) persons exclusive of the family of the keeper, it shall be defined as a “lodging house” and is required to comply with the provisions of LPS No. 3, Health (Miscellaneous Provisions) Act 1911 and the Shire of Nannup Health Local Laws 2003.*

## **POLICY**

The establishment of Bed and Breakfast accommodation within the Shire of Nannup is to note the following:

### **Locations/Zones**

A Bed & Breakfast may only be established in areas designated within the Zoning Table that forms part of LPS No.3, which requires approval by the local government as a “D” use. A Bed & Breakfast use is not permitted in the Industry Zone or where specifically excluded in a structure plan.

### **Appearance of Dwelling**

The use of Bed & Breakfast accommodation shall be incidental to the predominant use and nature of the dwelling. The appearance of the dwelling shall remain residential and shall not impact adversely on surrounding properties.

## **Minimum Standards /conditions for Bed & Breakfast Accommodation:**

### **Maximum rooms**

Maximum 3 guest bedrooms for guest purposes (maximum 6 adults), with a separate bedroom for the owner/manager.

### **Water**

Adequate water supply is to be provided for ablutions, cooking and drinking that meets the Australia Drinking Water Guidelines. Additionally, adequate water for fire-fighting purposes is to be provided.

### **General Issues and Requirements**

In determining the suitability of a Bed and Breakfast proposal, the local government shall take into consideration the following issues and requirements:

1. Potential impact on the adjoining properties and surrounding residential area.
2. Appropriateness of accessibility by vehicle or as required by walking and cycling.
3. Car parking to be provided on site is one (1) car bay for every two guest rooms and two (2) spaces for the dwelling itself. Where an uneven number of guest rooms exist, the number of car bays provided for guest rooms is to be rounded up to the nearest whole number.
4. The provision of adequate emergency management response.

### **Approval Conditions**

The following conditions (not limited) will apply to all Bed and Breakfast Accommodation applications on approval:

1. An approval shall not be transferred or assigned to any other property.
2. Bed and Breakfast Accommodation shall not be used as a lodging house or for permanent accommodation.
3. A sign, subject to the provisions of the local government's Sign Policy, may be erected on-site subject to the approval being granted by the local government.
4. Smoke alarms to be installed in accordance with the Building Code of Australia.
5. Car parking is to be provided on-site.
6. No facility for cooking or laundry facilities will be permitted within the rooms.

### **Change of Ownership**

Local government planning approval will not be forfeited in the event of change of ownership of the premises. However notification to the local

government of the intentions of any new owners of these establishments is required to enable the local government's records to be updated.

Related Policies	LPP 020 Developer and Subdivider Contributions LPP 021 Bush Fire Management
Related Procedures/ Documents	
Delegation Level	CEO, Building Surveyor, Development Services Officer
Adopted:	OM 22 April 2010.
Reviewed:	<a href="#">OM 25 January 2018</a>