

Shire of Mundaring

POLICY

BED AND BREAKFAST ESTABLISHMENTS

Policy Ref:	PS-11	File Ref:	PS.CDE 15/PPO
Committee Rec:	DAC15.12.05	Date:	6 Dec 2005
Adopted by:	RC2.12.05	Date:	13 Dec 2005
Amended by:		Date:	
Reviewed:	Once per Electoral Cycle	Date:	23 August 2011
Procedure Ref:		Delegation Ref:	
Statute Ref:			
Local Law Ref:			

PURPOSE

To provide a guide for the assessment and determination of applications for planning approval for Bed and Breakfast establishments within the Residential, Rural Landscape Living, and General Rural zones.

POLICY OBJECTIVES

1. To provide a consistent approach to assessing applications for Bed and Breakfast Establishments within the Shire.
2. To ensure that Bed and Breakfast establishments are only approved in areas where the development will have minimal impact on surrounding properties.

BACKGROUND

The use of dwellings to provide short term commercial accommodation will become a discretionary use in Residential, Rural Landscape Living, General Rural, District Shopping and District Business zones when Town Planning Scheme No.3 Amendment 51 is approved.

This policy is to assist in assessing the suitability of Bed and Breakfast establishments in District Shopping, District Business, Residential, Rural Landscape Living and Rural zones.

This Policy sets out the criteria necessary for the approval of a Bed and Breakfast establishment, and whether or not referral is required to neighbouring landowners.

Definitions

“Bed and breakfast” means a dwelling, used by a resident of the dwelling, to provide accommodation for up to six (6) persons away from their normal place of residence on a short-term commercial basis and includes the provision of breakfast.

“**Short Term**” means a period of time of not more than 14 consecutive days.

Application

This Policy applies to all Bed and Breakfast Establishment in the Residential, Rural Landscape Living, General Rural, District Shopping and District Business zones.

General Criteria

1. Bed and Breakfast establishments that comply with all of the criteria corresponding to the relevant zone (for the applicable lot size) in Table 1 of this Policy may be approved without referral to neighbours for comment, subject to compliance with other relevant clauses of this Policy, as set out below (all applications for Bed and Breakfast establishments in the Residential zone shall be advertised, as they are a “SA” use under the Scheme.).
2. Subject to Clause 3 below, Bed and Breakfast establishments that do not comply with all of the criteria corresponding to the relevant zone in Table 1 of this Policy will be referred to affected adjoining neighbours for comment, prior to being determined.
3. Bed and Breakfast establishments that fit any one or more of the criteria corresponding to the relevant zone in Table 2 of this Policy will be referred to Council for determination and will generally not be approved unless in Council’s opinion the size, appearance and location of the Bed and Breakfast establishment will not have a detrimental impact on the landscape and amenity of the area. In forming this opinion Council may have regard to the submissions (if any) from affected neighbours.
4. No more than 6 guests are permitted at any one time.
5. Car parking is required onsite with a minimum of one (1) car bay per guest bedroom in addition to the two (2) bays required by the resident. The car bays are to be located in such a way that they have minimal impact on the streetscape or amenity of the area.
6. Signage shall be limited to a maximum of 0.2m², which is consistent with the provisions for a ‘Home Occupation’.
7. The appearance of the ‘Bed and Breakfast’ establishment should resemble that of a single dwelling and be compatible with the amenity and streetscape of the area.
8. Where, in the opinion of the Shire’s Infrastructure Service, road access to the proposed Bed and Breakfast establishments requires upgrading, Council may impose as a condition of any approval for a bed and breakfast establishment the requirement for a financial contribution towards the upgrading of that road in order to account for additional commercial traffic on the road resulting from the establishment.
9. All approvals for Bed and Breakfast establishments are to be approved for a period of 12 months only and will require annual renewal.

TABLE 1 – BED AND BREAKFAST ESTABLISHMENTS THAT WILL GENERALLY BE APPROVED WITHOUT ADVERTISING

Zoning:	Criteria:
Rural Landscape Living	Where: <input type="checkbox"/> no more than two bedrooms are available for use; and <input type="checkbox"/> the subject property is greater than 2 hectares
General Rural, District Shopping and District Business	Where: <input type="checkbox"/> no more than two bedrooms are available for use.

TABLE 2 – BED AND BREAKFAST ESTABLISHMENTS THAT WILL GENERALLY NOT BE APPROVED

Zoning:	Criteria:
Residential	Where: <input type="checkbox"/> more than two bedrooms are available for use; or <input type="checkbox"/> The subject lot is less than 1000m ²
Rural Landscape Living, General Rural, District Shopping and District Business	Where: <input type="checkbox"/> more than three bedrooms are available for use.