

BED AND BREAKFAST



Definition

A Bed and Breakfast development may be interpreted as the following:

"A Bed and Breakfast development 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 includes the provision of breakfast, but does not include a lodging house."

Note: A lodging house is whereby accommodation is provided for six (6) or more persons. Where six (6) or more persons are to be accommodated, the application will be considered as a lodging house.

Application Detail

A development application form (ie. MRS Form 1) is required to be submitted to the Shire together with three (3) copies of a site plan, showing the location of the house and all parking areas and a floor plan, identifying rooms to be used for accommodation. The development application must be signed by the landowner(s).

Cost of Application

Development application costs are dependent on the estimated cost of the development. The following development fees apply:

Estimated Cost of Development	Development Application Fee
No more than \$50,000	\$132
More than \$50,000 but not more than \$500,000	0.30% of the estimated cost of development

Suitable Locations for Bed & Breakfast Developments

A bed and breakfast development may be considered within any zone, except for Commercial, Light Industry, General Industry, Service Station or Private Clubs and Institutions, whereby the current Scheme prohibits this use in these zones.

Bed and Breakfast development will not be supported in multiple or special purpose dwellings. Applications 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 Persons

The maximum number of persons within a Bed and Breakfast Accommodation must not exceed five (5). This does not include permanent residents of the dwelling.

Parking and Site Requirements

The Residential Planning Codes (ie. 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. Council's Environmental Health Service will be required to ensure that the bed and breakfast development complies with the relevant Health legislation/regulation.

Comment From Abutting Landowners

Nearby landowners will be given the opportunity to comment. Council's Planning Services will send written notification and any relevant plans to affected landowners.

Validity of Approval

Should approval be granted, approval conditions may be imposed by the Shire 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 Shire 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

Should the landowner wish to erect a sign on the property for the Bed and Breakfast development, a sign no greater than 0.2m² (eg. 40cm x 50cm) is permitted subject to the submission and approval of a sign application to Council's Building Service.

Commencing Operation

When you commence operations of your bed and breakfast, please phone and advise Council's Community Development Services on 9257-9956 and you can be added to the brochure listing approved bed and breakfast operations within the Shire of Kalamunda.

Please contact Council's Planning Services if you have additional queries.

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