

PS16 – Bed & Breakfast / Guest House (including Renewals) Information Sheet



September 2019

BED AND BREAKFAST and GUEST HOUSES

Bed and Breakfast and Guest Houses are defined as follows:

“bed and breakfast” means part of a dwelling, used for short-term accommodation providing not more than two single bedrooms and one bathroom and run by the owner/occupier of the dwelling on a commercial basis.

“guest house” means integrated premises providing for short term accommodation including bedrooms for guests and onsite tourism facilities such as reception, centralised dining and management.

Do I need planning approval?

Yes. Planning approval is required if you intend to provide short stay accommodation to anyone for payment or reward. Any application for a bed and breakfast or guest house will be assessed under the provision of Clause 67 of the deemed provision of Local Planning Scheme No.1. Relevant considerations would include:

1. the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area.
2. the amenity of the locality including the following -
 - environmental impacts of the development;
 - the character of the locality; and
 - social impacts of the development.
3. the likely effect of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or the water resource.
4. the suitability of the land for the development taking into account the possible risk to human health or safety.
5. the adequacy of -
 - the proposed means of access to and egress from the site; and
 - arrangements for the manoeuvring and parking of vehicles.
6. the amount of traffic likely to be generated by the development, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety.
7. any submissions received on the application.
8. any other planning consideration the local government considers appropriate.

For how long is an approval is valid?

Unless the Shire determines otherwise, any approval granted will be for a limited period of one-year renewable by way of further application towards the expiration of that period. If the Shire has received complaints regarding the short stay use, a further approval may not be granted.

How do I apply for planning approval?

You will need to submit an Application for Development Approval form and complete the checklist, which will assist you in ensuring that all the required documentation is submitted with your application. Any approval granted will be for an initial limited period of one-year renewable by way of further application towards the expiration of that period.

Is there anything else?

All sites that are located in a bushfire prone area are subject to the provisions of *Statement of Planning Policy 3.7 – Planning in Bushfire Prone Areas*. For more information in this regard please refer to Planning Information Sheets:

- *PS06 – Planning for Bushfire Protection*
- *PS19 – Bushfire Management Planning & Short Stay Accommodation*
- *PS20 – Bushfire Prone Areas*
- *PS21 – Bushfire Management Plans (Notes for Practitioners)*

Planning information sheets can be found at:

<https://www.amrshire.wa.gov.au/services/planning#General>

If your property is not on reticulated sewer (deep sewer) you will be required to provide information with the application to demonstrate that the existing onsite wastewater management system can cope with the number of guests that is proposed to be accommodated. This information is particularly important for residential lots in locations such as Prevelly and Gracetown, where wastewater is managed onsite. You will also be required to demonstrate the availability of safe drinking water on properties that is not connected to reticulated water.

If you propose to make any alterations or additions to the existing residence you may also require a building licence and/or approval from the Shire's Environmental Health Department. On this basis it is suggested that you consult with the Shire's Building and Environmental Health Departments regarding any other approvals that may be required. These departments can be contacted on (08)9780 5255.

**** DISCLAIMER ****

This information sheet is a guide only. Verification with original Local Laws, Acts, Local Planning Scheme No. 1, and other relevant documents is recommended for detailed references. The Shire of Augusta Margaret River accepts no responsibility for errors or omissions.