



Shire of Denmark

953 South Coast Highway (PO Box 183), Denmark WA 6333

Ph: (08) 9848 0300 Fax: (08) 9848 1985

Email: enquiries@denmark.wa.gov.au

Website: www.denmark.wa.gov.au

INFORMATION SHEET: BED AND BREAKFAST ACCOMMODATION

What Is Bed And Breakfast Accommodation?

Bed and Breakfast Accommodation (B&B) means a dwelling, used by a proprietor of the dwelling, to provide accommodation for persons away from their normal place of residence on a short term commercial basis and includes the provision of breakfast.

Bed and Breakfast Accommodation is to be made available for short stay accommodation for a maximum of six (6) guests at any one time, with the total occupancy of the dwelling not to exceed twelve (12) persons.

Scheme Permissibility

The use 'Bed and Breakfast' is defined within the 'Holiday Accommodation' definition of the Shire's Town Planning Scheme No. 3 (TPS3) as follows:

Holiday Accommodation – means one or more dwelling on the lot which by way of trade or business are made available for occupation by persons other than the proprietor for holiday purposes and include those premises known as bed and breakfast...

As per TPS3 Holiday Accommodation is able to be considered in the following zones:

USE CLASSES	RESIDENTIAL	TOURIST	COMMERCIAL	RURAL	SPECIAL RURAL	RURAL MULTIPLE OCCUPANCY	SPECIAL RESIDENTIAL	LANDSCAPE PROTECTION	PROFESSIONAL OFFICE
HOLIDAY ACCOMMODATION	SA	AA	AA	SA	Refer to Appendix 6 of the TPS3	SA	Refer to Appendix 14 of the TPS3	Refer to Appendix 15 of the TPS3	SA

Holiday Accommodation is generally an 'SA' use and therefore any proposal would need to be advertised for a minimum period of 14 days. Advertising fees will apply. An 'AA' use does not generally require advertising.

Process to Seek Development Approval

The following information would need to be provided in order to apply for planning approval for a B&B:

- A completed application for Development Approval form.
- Payment of the applicable fee as per Council's operative Fees and Charges Schedule.
- At least two (2) copies of a site plan showing the location of the property (inclusive of setbacks from boundaries), a floor plan of the dwelling house (clearly stating which rooms are for guests), location of parking and driveways.
- A letter explaining the nature of the application, including such issues as parking, operating times and any other information that may aid in the determination of the application.
- Details of any proposed on-site signage.

Assessment of Application

Planning Services will assess the proposal having regard to the following:

- The proposal should not affect the amenity of the area through inappropriate use of building materials, poor access and parking, inappropriate effluent disposal or the positioning of buildings.
- In addition to the two (2) car bays required for the dwelling, a minimum of one (1) car parking bay per bedroom used for visitors shall be required. Bays shall be provided in a suitable location that does not inhibit vehicular movement.
- The bed and breakfast establishment is to comply with all relevant requirements of the Building Code of Australia (Note: the classification of the dwelling will change to a Class 1B under the Building Code of Australia and the increased fire safety measures require hard wired smoke alarms on every storey in each guest bedroom and passageway(s); evacuation lights are also required in paths of exit) and the *Health Act 1911* (as amended), particularly in relation to fire safety and food preparation.
- Signage shall not exceed 0.2m².

On-going Responsibilities/Additional Approvals

- Should Development Approval be granted and prior to the premises commencing operations as a B&B, the premises will need to be registered with the Shire of Denmark (Environmental Health Services) as a Holiday Accommodation provider. An inspection of the premises will be required to be undertaken and a fee for this service will be applicable as per Council's operative Fees and Charges Schedule. Approval to commence operating as a B&B is dependent upon compliance with the conditions of Development Approval, Building Code of Australia and the Health Act 1911.
- Annual registration as a Holiday Accommodation provider is required and fees will apply as per Council's operative Fees and Charges Schedule. Approval to continue operations as a B&B are dependent upon compliance with the conditions of Development Approval, Building Code of Australia and the Health Act 1911 and consideration of any complaints received pertaining to the B&B operation.

For more information in relation to Bed and Breakfast requirements, please do not hesitate to contact Planning Services:

☎ (08) 9848 0313 Email: enquiries@denmark.wa.gov.au

