



City of Albany
Policy

Local Planning Policy 1.14

Bed and Breakfast Accommodation

Document Approval			
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1.1	Coordinator Planning Services	Minor Administrative changes <ul style="list-style-type: none"> • Use of new policy template. • Addition of note advising Local Planning Policy do not supersede or overrule any State Planning Policy (page 4) 	17/02/2023

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Policy objectives

1. To promote the orderly and proper development of land by making suitable provisions to guide applicants who wish to establish Bed and Breakfast accommodation from their homes.
2. To secure the amenity, health and convenience of both visitors and surrounding residents through appropriate development requirements.
3. To ensure that the Bed and Breakfast accommodation is incidental to the predominant use of the property in order to maintain the amenity of the immediate area.

Scope

4. This Policy applies to applications for Holiday Accommodation.

Policy statement

5. Bed and Breakfast Accommodation should occupy a maximum of two bedrooms of a dwelling house and be made available for short-stay accommodation for a maximum of six guests at any one time and will only be approved on a lot where it can be demonstrated that:
 - a) The proposal is consistent with surrounding land use activities and can demonstrate general support from adjoining landowners;
 - b) The owner/manager of the Bed and Breakfast accommodation will reside on-site;
 - c) The proposal provides additional on-site car parking bays at the ratio of 1 bay per bedroom and shall not interfere with vehicular access; and
 - d) Access/egress to the site and car parking shall not adversely impact on with local vehicular or pedestrian traffic.

Note: The provisions contained within this Local Planning Policy do not supersede or override any State Planning Policy made under Part 3 of the Planning and Development Act 2005.

Please contact the City of Albany Planning Team to discuss which State Planning Policies may be applicable to your proposal.

Policy Review Position and Date

6. This policy is to be reviewed by the document owner every two years.

Legislative and Strategic Context

7. This Policy relates directly to the following element of the *Community Strategic Plan "Albany 2023"*: *to advocate, plan and build friendly and connected communities.*

Zoning/Location

8. 'Bed and Breakfast Accommodation' is not permitted in the 'Tourist Residential', 'General Agriculture' or 'Rural Village' zones unless the Local Government has exercised its discretion by granting development approval.
9. 'Bed and Breakfast Accommodation' is not permitted in the 'Residential', 'Yakamia Creek', 'Regional Centre', 'Regional Centre Mixed Use', 'Rural Small Holding' or 'Priority Agriculture' zones unless the Local Government has exercised its discretion by granting development approval after giving special notice in accordance with clause 9.4 of the *Local Planning Scheme 1*.

Associated Documents

10. *Local Planning Scheme 1 (LPS1)*
11. *Residential Design Codes (R Codes)*
12. *The Western Australia Planning commission (WAPC) Planning Bulletin 99 (Holiday Home Guideline)*

Definitions

13. *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 commercial basis and includes the provision of breakfast.