

Local Planning Policy

Bed and Breakfast Accommodation

Prepared by Planning and Sustainability Services
May 2018

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Objectives

It is Council's objective to regulate the establishment of Bed and Breakfast Accommodation so as to ensure that their establishment does not detract from the surrounding residential area.

Purpose

The purpose of this policy is to outline the requirements for Bed and Breakfast Accommodation in the Shire and the procedure to be followed by Council staff when considering such applications.

Interpretation

For the purpose of this Policy all terms shall have the meaning given under the provisions of the Shire of Murray Town Planning Scheme No 4.

Application

Where an application is to be made for Council's Planning Consent, the submitted details should include -

- a completed Application for Planning Consent (Form 1);
- a site plan confirming the parking available for both residents and guests;
- a floor plan confirming those rooms that are to be used for Bed and Breakfast Accommodation (maximum of two bedrooms, one bathroom); and
- confirmation of how many guests will be catered for at any one time (maximum of four guests).

Assessment of Proposals

In considering applications for approval of Bed and Breakfast Accommodation, Council shall have regard to the following -

- a) A maximum of two bedrooms and one bathroom shall be used for Bed and Breakfast Accommodation and these rooms shall be located under the main roof of the dwelling on site.
- b) Off-street/on-site parking to be provided at the ratio of one car bay for every guest bedroom, in addition to two car parking bays required for the dwelling.
- c) Prior to the consideration of an application for Bed and Breakfast Accommodation in the 'Canal Development' zone the proposal shall be advertised as an 'SA' use in accordance with Clause 5.2.2 of the Scheme.

Approval Conditions

Conditions of approval shall be applicable as deemed necessary by the Director Planning & Development Services. Without limiting the generality of the foregoing, approvals are to contain the following conditions -

- a) The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council. (P)

- b) All parking associated with the activity hereby approved shall be wholly contained on site, to the satisfaction of the Director of Planning and Development Services.
- c) The use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason or appearance, or the emission of noise, vibration, odour, vapour, dust, wastewater, waste products or otherwise. (H)
- d) The activity must not employ any person not a member of the occupier's family. (P)
- e) The activity must not display a sign exceeding one-fifth of a square metre in area. Such signs shall be in accordance with Shire of Murray Signs Local Law 1999. (P & B)
- f) Should Council receive any complaint regarding the activity, it reserves the right to rescind this consent if it determines that the activity has degraded the amenity of the neighbourhood or has contravened any of the above conditions. (P)
- g) This approval shall expire if the development hereby permitted is not completed within two years of the date hereof, or within any extension of that time which, upon written application (made before or within 21 days after the expiry of the approval) to Council, is granted by it in writing

Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM04/105 – 27/5/2004	Ministerial approval of DSA 192 – 30/11/2004	Amended
2	OCM08/083 – 24/4/2008	OCM09/115 – 25/6/2009	Adopted

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