

Short Term Accommodation – Bed and Breakfast Information Sheet

Important Links

[Local Planning Scheme No. 21](#)

[State Planning Policy \(SPP 3.7\) - Planning in Bushfire Prone Areas](#)

[DFES - Map of Bushfire Prone Areas](#)

[FPA Australia - Accredited Bushfire Practitioner](#)

Bed and Breakfast Definition

“Bed and Breakfast” is defined as *“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.”*

The commercial let of a dwelling for short-term accommodation where the resident is not present during the use is considered a “Holiday Home”. Please refer to the City’s Short Term Accommodation: Holiday Home information sheet for more information regarding these requirements.

Approval Requirements

The lodgement of a Development Application is required for a proposed ‘Change of Use’ to a Bed and Breakfast.

Please refer to the [Bed and Breakfast Application Checklist](#) to ensure the submitted application is complete.

Scheme Requirements

The following criteria of **LPS21 - Clause 4.18 ‘Bed and Breakfast and Holiday Homes’** apply:

- 4.18.1 The maximum number of rooms to be occupied by guests under the Bed and Breakfast use class is three (3) rooms for Residential zoned lots less than 1,500m².
- 4.18.2 The maximum number of rooms to be occupied by guests under the Bed and Breakfast use class is four (4) rooms for -
 - (a) Residential zoned lots 1,500m² or greater; or
 - (b) any lot in any other zone.

Bushfire Requirements

If the proposed Bed and Breakfast is located within a [Bushfire Prone Area](#), additional requirements will apply.

Any application in a bushfire prone area is required to have a Bushfire Attack Level (BAL) assessment prepared.

Applications for Bed and Breakfast, which is classified as a ‘Vulnerable Land Use’ by [State Planning Policy 3.7 - Planning in Bushfire Prone Areas](#), with a nominated BAL rating of BAL-12.5 or above will require a Bushfire Management Plan (BMP) and Bushfire Emergency Evacuation Plan (BEEP) prepared by a suitably qualified Level 3 [Accredited Bushfire Practitioner](#) to be submitted with the application.

Other Requirements

Building

If the dwelling is larger than 300m², or there are more than 12 guests proposed, additional building standards will apply under the National Construction Code - Building Code of Australia.

Please contact Building Services directly on 9781 1732 for specific building requirements.

Environmental Health

An application to register the premises as a food business is also required to be submitted to the City's Environmental Health Department.

If your property is connected to an on-site effluent disposal system, you may be required to upgrade the system to ensure that it has adequate capacity.

Please contact the City's Environmental Health Department on 9781 0471 for specific health requirements.

Enquiries

Contact Planning and Development Services staff on (08) 9781 1731, email city@busselton.wa.gov.au, or in person at the City Administration Building during office hours, Monday – Friday.

****Disclaimer****

This information sheet is a guide only. Verification with original Local Laws, Acts, the City's Local Planning Scheme and other relevant documents is recommended for detailed references. The City of Busselton accepts no responsibility for errors or omissions.