



Bed and Breakfast Accommodation

What is Bed and Breakfast Accommodation?

Bed and Breakfast accommodation is generally the use of excess bedrooms within a standard residential dwelling. The definition of a bed and breakfast in the Town Planning Scheme limits the accommodation to not more than four (4) adults or one family. The definition also only permits two (2) guest bedrooms and two (2) guest bathrooms which are to be located under the main roof of the dwelling, to be used as part of the Bed and Breakfast.

Where is Bed and Breakfast Accommodation permitted?

Bed and Breakfast accommodation is permitted with the following zones;

- City Centre
- Tourist
- Canal
- Urban Development
- Mandurah Ocean Marina Development Zone.

Within the following zones applications for Bed and Breakfast accommodation are required to be advertised prior to any approval;

- Residential
- Rural Residential
- Rural

Requirements for Bed and Breakfast Accommodation – Planning

Any proposal to operate Bed and Breakfast accommodation will need to comply with the following criteria:

- The operation does not adversely affect the amenity of the area
- Includes the owner or operator residing within the dwelling
- One car-parking bay will be required per bedroom for hire in addition to the two car parking bays required by the permanent occupiers of the dwelling.
- Smoke alarms that are hard wired to mains power must be installed in the rooms and associated hallways in accordance with Part 3.7 of the Building Code of Australia.

Requirements for Bed and Breakfast Accommodation - Environmental Health Services

The bed and breakfast accommodation must comply with the Health Act 1911 (as amended) and any relevant regulations such as the Health (Food Hygiene) Regulations 1993 and the Sewerage (Lighting, Ventilation & Construction) Regulations 1971. Applicants are advised that an assessment will be undertaken prior to commencement of the business to determine whether the premises complies with the applicable parts of these regulations.

To ensure that food hygiene is addressed within the premises, proprietors of bed and breakfast accommodation are expected to follow Council's "Guidelines for Preparation of Food in Bed and Breakfast Accommodation". Also, annual assessments will be undertaken by Council's Environmental Health Officers to ensure that these standards are maintained.

How do I apply for Bed and Breakfast Accommodation approval?

1. An application for a bed and breakfast should be made on the attached form, together with a \$265 application fee and should be lodged with the City of Mandurah together with the following:
 - The location of bedrooms and bathrooms within the dwelling that will be used as part of the Bed and Breakfast.
 - A plan showing the location of additional car-parking bay(s)
2. An application for Approval of Certain Food Handling Activities in Residential Premises – Form 2 should be submitted at Council's Administration Offices.

Please Note:

The information contained within this document has been modified as it appears in the City of Mandurah's Town Planning Scheme No.3. Before undertaking a bed and breakfast, you may wish to discuss your intentions with Council's Planning and Projects section on 9550 3748.