



## **BED AND BREAKFAST ACCOMMODATION**

### **What is a Bed and Breakfast?**

A Bed and Breakfast establishment is small-scale tourist accommodation and provided within a private dwelling. They are generally managed by the owners or occupiers of the dwelling who provide food and company for travellers and holiday makers alike.

### **Development Application Requirements**

The establishment of a Bed and Breakfast is classed as development under the Development Act and requires the consent of Council.

The following details are required for Bed and Breakfast applications:

- Application form (available by contacting the Council);
- Floor plan of dwelling with area to be used as Bed and Breakfast accommodation indicated;
- Site plan of subject land indicating dwelling and outbuildings. Car parking areas should also be indicated. One additional car park is required for each bedroom on site;
- Written report on how applicant intends to manage the Bed and Breakfast;
- Signage details (colours, materials and location).
- Smoke alarms must be installed on or near the ceiling:-
  - a) In every bedroom, and
  - b) In every corridor/hallway associated with a bedroom or if there is no corridor/hallway in an area between the bedrooms and the remainder of the building, and
  - c) On every other storey.

A system of lighting must be installed to assist evacuation of occupants in the event of a fire, and

- a) be activated by the smoke alarm (located in corridor/hallway);
- b) consist of -
  - (i) a light incorporated within the smoke alarm;
  - (ii) the lighting located in the corridor, hallway or area served by the smoke alarm.

See Diagram A on the back of this sheet.

### **Additional Requirements**

The management of a Bed and Breakfast must comply with the requirements of the Food Act, 2001 and the Public and Environmental Health Act, 1987. In summary, a Bed and Breakfast establishment should:

Notify their local Council of their contact details. Notification is need to ensure Council knows how to contact them for inspection purposes and to provide guidance on the food safety risks associated with the business.

Contain hand washing facilities provided in a position easily accessible to the kitchen area and have a supply of warm water if the proprietor is to provide cooked meals to guests.

Have floors, ceilings, fixtures and fittings able to be effectively cleaned, be impervious to grease, food particles and water and not provide harbourage for pests.

Eating and drinking utensils must be able to be effectively cleaned and sanitised. This requires provision of a dishwasher or double bowl sink and hot water.

Adequate storage must be provided for chemicals, clothing and personal belongings separate to food preparation areas.

Where potentially hazardous food (eg meats, dairy products, prepared sales etc) is to be provided to guests, a temperature measuring device accurate to within +/-1°C should be used to monitor temperature of food.

It is also recommended that proprietors take all practicable measures to ensure that food received into the premises is supplied by reputable suppliers, is protected from contamination and has been transported/stored within appropriate safe temperature zones (below 5°C or above 60°C).

### **Public Notification**

Bed and Breakfast applications are generally Category 1 development in the Mid Murray Council area and do not require public notification unless classified Category 2 or 3 in the Development Plan.

## Further Information

For any queries regarding a Bed and Breakfast establishment please contact our Planning Department or Environmental Health Department on 8564 6020.

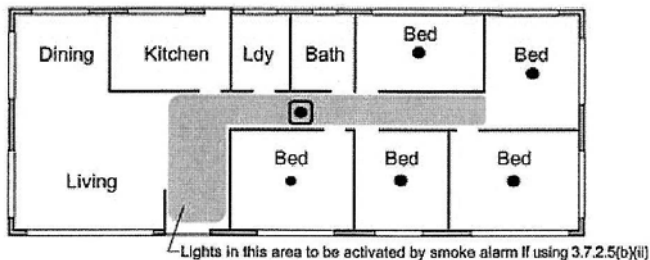
For more information regarding the Bed and Breakfast Industry please contact:

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## Diagram A

Class 1b buildings



## Information Sheets

*Information Sheets are available to help answer many of your Health enquiries.*

*We also have many Information Sheets available regarding Planning and Building Issues.*

*These Information Guides are available from our Mannum, Cambrai and Morgan offices. You can also see them on our website at [www.mid-murray.sa.gov.au](http://www.mid-murray.sa.gov.au)*



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