



# HOW TO SET UP A BED AND BREAKFAST

An application for a change in the use of land for Bed and Breakfast (B & B) accommodation purposes requires a Development Application and Development Approval to be granted by Council in accordance with the Development Act, 1993. The following information below is a general checklist provided to give you some initial guidance if preparing a Development Application for a B & B use:

- Check the Zoning of your property and if the use requires encumbrance approval stipulated on your Certificate of Title to the land (i.e. within Franklin Island, Chippendale Estate, McCracken etc).
- Additional Category 3 public notification may be required for the application. Your neighbours will be notified and the proposal advertised in the local paper for public comment.
- One car park is required for each bedroom that may be let, additional to the spaces required for the dwelling – all to be shown on the site plan.
- A floor plan of the house with the area to be used as a bed and breakfast indicated.
- A Site Plan of the allotment showing the dwelling, outbuildings and other landmarks.
- A written report on how you intend to manage the B&B.
- Signage details (colours, materials, location) will require separate approval if not incorporated within the original proposal.
- Interconnected smoke alarms and exit lights (refer to Council's Building Officer).
- Health requirements when storing/serving/preparing food (refer to Council's Health Officer). The B&B food should be stored separately from the dwellings.

- Ensure and check the zoning is appropriate for the proposed B & B use.

## Want to know more?

The above information is advisory and a guide only to give you a general understanding of the key points associated with the Development Assessment system. It is recommended that you seek professional advice or contact the City of Victor Harbor regarding any specific inquiries or for further assistance concerning the use and development of land.

Being properly prepared can save you time and money in the long run.

While care has been taken to ensure the accuracy of material contained in this publication, no responsibility will be accepted for any errors or omissions.

### City of Victor Harbor – Contact details

1 Bay Road  
PO Box 11, Victor Harbor SA 5211  
Telephone: (08) 8551 0570  
Facsimile: (08) 8551 0501  
Email: [localgov@victor.sa.gov.au](mailto:localgov@victor.sa.gov.au)  
Website: [www.victor.sa.gov.au](http://www.victor.sa.gov.au)