

These requirements are not onerous for a B&B, but in the case of a purpose-built B&B, there will be the need for a hand basin to be situated in the kitchen. For an establishment that is the result of the conversion from a standard dwelling, this requirement may be dispensed with, provided that the proprietor has sought an appropriate exemption from Council's Environmental Health Officer.

It is suggested that anyone considering setting up a B&B operation should consult with Council's Environmental Health Officer before lodging the proposal with Council's Development Services Department.

Coastal and Conservation Areas

Development of a B&B style tourist accommodation within a Coastal or Conservation zone is deemed to be a form of Tourist Accommodation which must be assessed by the State Government Planning Commission in accordance with the Regulations.

The establishment of a dwelling within the Coastal zones is also deemed to be a non-complying form of development. Your proposal for a B&B tourist accommodation in these zones will need to have regard to the association of the private residence component and the accommodation component.

In the case of a single building, it is necessary to have a clear distinction of the private and accommodation components and being biased more so towards the principal use of accommodating guests, so as not to be misconstrued as a dwelling.

With multiple buildings, modules, rooms or units it is still important to distinguish private areas from accommodation units, however this usually diverges substantially from the form of a dwelling and defines itself more clearly as being for accommodation purposes.

In all cases a written, detailed description will assist in explaining and supporting your application.

Applications are still made via Kangaroo Island Council and referred to the State Planning Commission as necessary.

Bed & Breakfast

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V03/17

Bed & Breakfast Establishment

A B&B is a type of tourist accommodation that can be set up successfully if it is sited, designed and operated properly, but also has the potential to cause environmental harm or be detrimental to the amenity of the locality if these factors are not considered.

An application is required if you propose to build a new building or change the use of an existing building to a B&B.

What is required in your application?

The relevant authority assessing the application will be interested in the following issues:

- Scale and appearance of building(s)
- Alterations to existing building(s)
- Access and on-site car-parking
- Number of guests that can be accommodated
- Whether there will be permanent resident(s) on the site
- Private open space and quality of landscape
- Suitability of effluent disposal system
- Potential impacts (eg. noise, traffic, loss of privacy)
- Number and position of hard wired smoke detectors

The information that you provide with your application is the basis upon which your application is assessed. If the information is inadequate, you run the risk of delaying the assessment or creating confusion about the nature of your application. For this reason the information that you provide should aim to ensure that:

- The assessing officers clearly understand what currently exists and what you are proposing (during construction as well as the completed development)
- All potential environmental impacts are identified, including off-site impacts on the neighbouring environment such as noise, waste etc.

- Any action you propose to take to minimise impacts on the environment is clearly explained and documented

The following highlights the information that you should provide with your application where applicable to the nature of the application (eg. proposals for new operations may need to provide all the information listed below, whereas proposals for minor expansions or upgrades may only need to provide some of the information). This information should be provided together with the information requirements set out in the 'Guidelines for intending Builders' on the application form (which includes a site plan, description of the surrounding areas and description of the proposed development).

Plans

A site plan will be required which should show:

- The location of proposed visitor and guest car-parking as well as car-parking provided for residents/owners and staff
- Details and location of drainage systems (septic tanks and irrigation/drainage areas)

You should include house plans which:

- Indicate which rooms of the house/building are to be used for the B&B and how they will be used—e.g. the distinction between the private and tourist accommodation components,
- Indicate any proposed internal alterations, extensions and demolition work
- Identify new buildings or extensions

Description of Proposal

In addition to any general description of the site and the operation, the following should be addressed:

- The nature of the operation generally and any other uses
- An indication of the food services for guests (eg. restaurant, breakfast only)
- Proposed maximum number of guests at any one time
- Details of any new signage including size, colours, materials, heights, location (note: signage may be dealt with as a separate application)

- Number of permanent residents accommodated on the site and where to be located (eg. owners/ family and any additional staff)
- Location and nature of associated facilities (eg. bar, café, barbeque)
- Liquor licensing expectations.

Wastewater disposal & water quality

If the proposed B&B is to be connected to a septic tank effluent disposal system, you will need to provide the following details:

- The size and location of the existing septic tank and associated irrigation system
- The size, location and type of any new septic tank system to be installed

Sensitive uses

Consider any possible impacts that the new activity may have on nearby sensitive uses (eg. residences) by providing the following information:

- The distance between the proposed B&B activity and the location of sensitive receptors, eg. private dwellings (this may be shown on the site plan)
- The likely sources of noise and noise levels (eg. new air conditioners, exhaust fans etc) and location relative to neighbours
- Details on any potential loss of privacy for neighbouring properties (eg. as a result of a second storey B&B living areas overlooking adjoining property)
- Describe management or design techniques proposed to minimise potential impacts for example:
 - * Landscape buffers
 - * Enclosed storage areas
 - * Well separated and landscaped car parking areas

A B&B is classed as a food business because part of its operation involves the provision of food to its paying guests. Accordingly, the proprietors must lodge a Food Business Notification form with Council's Environmental Health Officer and comply with the other requirements of the Food Act 2001, the Food Safety Standards and other Regulations and standards.