

Establishing a Bed and Breakfast or Guesthouse Business

Overview

The growing number of Bed and Breakfast accommodation and Guest Houses is testament to the demand for an alternative holiday experience. The following information may assist you when establishing your own B&B or Guesthouse.

Mansfield Planning Scheme

No planning permit is required to establish a “Bed and Breakfast” business in an existing dwelling in the residential or rural zones in Shire where:

- a) The maximum number of guests is 12 persons and
- b) At least one on-site car space is provided for each two visiting persons.

If the site is not in a residential or rural zone, or a new building is to be constructed for the business, a permit may be required depending on the zoning/overlays and lot size.

Further details on this matter can be obtained from Council's Planning Officers.

Public Health and Wellbeing Act 2008

The Public Health and Wellbeing Act does not apply where the accommodation is for 5 or less visiting persons, or where the accommodation is self-contained and not requiring the communal use of portions of the accommodation. The regulations provide basic standards with regard to overcrowding, water supply and waste water, cleanliness and clean linen, toilet and sanitary fixture ratios further information is included in the [Accommodation Premises Registration](#) page located on the Mansfield Shire Council website.

Where registration is required, the proprietor needs to apply for registration annually and pay the fee set by Council.

Victorian Food Act 1984 (Food act)

Bed and Breakfast premises must be registered with Council as the provision of the Food act apply whenever food is manufactured, stored or sold. This includes the provision of food with accommodation for an inclusive charge. This ensures that all food offered for sale is suitable for consumption.

The scope of the Regulations are broad and relate to such matters as construction standards, facilities to be provided, together with operational matters, including food hygiene and handling knowledge. Subject to meeting the required standards, annual registration with council can be obtained by lodging the relevant application and paying the set fee.

For more information, please contact Mansfield Shire Council by phone: **5775 8555** or email: **council@mansfield.vic.gov.au**

Environmental Protection Act 2017

Wastewater from the dwelling must be disposed of in a satisfactory manner. If the premises is serviced by an onsite wastewater management system, you will need to satisfy Council that this system is adequate for the proposed number of guests.

Councils Environmental Health Officer may be able to assist with plans of any existing onsite wastewater management system on your allotment and any further details you may require.

Building Control Standards

The safety standards applicable to building construction and facilities increases over that of a dwelling if either the number of persons accommodated as paying guests exceeds 12 persons, or if the floor space of the building exceeds 300m².

Further details on this matter can be obtained from Councils Municipal Building Surveyor.