



ALPINE SHIRE

GUIDELINES FOR BED AND BREAKFAST ESTABLISHMENTS



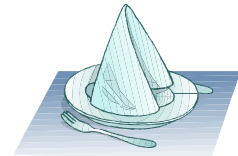
TOWN PLANNING

A Bed and Breakfast does not require a Planning Permit when the accommodation forms part of a house and a maximum of 6 people are accommodated away from their normal place of residence.

Should the Bed and Breakfast business accommodate more than 6 people, or accommodate people in self-contained units away from the main dwelling (as they often do), a Planning Permit is required.

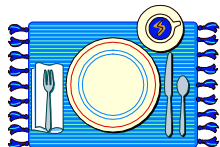
Council uses its “Tourist Facilities Policy” in assessing town planning applications of this type. The Policy also sets out information that is required in order for council to properly assess an application.

PUBLIC HEALTH & WELLBEING ACT 2008



Prescribed Accommodation – requires registration with Council unless:

- (a) It is a house or self-contained flat under the exclusive occupation of the occupier; or
- (b) Is a premises in which, other than the family of the proprietor, not more than 5 persons are accommodated.



FOOD ACT 1984

Food Premises – any premises that sells food is required to be registered with Council.

Note: “Food provided as part of the accommodation for an inclusive charge is deemed to be a sale of food”.

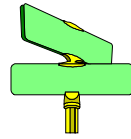
There are different classes of food premises, eg –

Class 4 – sale/storage of prepackaged food only

Class 2 or 3 – sale/storage of food that has to be prepared/cooked in some way and is potentially hazardous.

Contact Council's Environmental Health Officer for assistance and advice on Food and Prescribed Accommodation issues.

SIGNAGE



- (a) Identification signage at your premises is governed by the Town Planning Scheme, ie
- up to 0.2m² in size - no Planning Permit required
 - greater than 0.2m² in size - Planning Permit required
- (b) Directional/tourist signage – arranged with Council’s Engineering Department. Applicant to fund – see attached details.
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BUILDING REQUIREMENTS

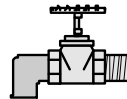
- (a) If a residential accommodation building has a floor area > 300m² or
- (b) Accommodates 12 or more persons, then the building will need to comply with Class 3 Type Building construction, eg

Fire ratings between bedrooms and passageways
Fire extinguishers/emergency lighting etc.

Note: Most domestic dwellings have been built to Class 1 construction standards. A hard wired or battery operated Smoke Alarm in good working order must be installed in accordance with the Building Code of Australia

Please contact the Building Department for advice in this regard.

WASTE WATER TREATMENT AND DISPOSAL



Environment Protection Act 1970 – unsewered areas – Council’s Environmental Health Officer would need to assess the adequacy of the existing/proposed septic tank system/waste water system – given increased loading etc.

An assessment/approval of any new/altered systems required may need to be supported by soil absorption test information and / or A Land Capability Assessment report.

Please contact the following Officers for further information or advice – phone 5755 0555

Town Planning - Nick Valhandreas or Sam Porter

Building		Bruce Howie M.0428077852 or Brent Tanzen M.0438881204
Health	-	Peter Anderson M 0417318964
Engineering	-	Ron Bunn M 0409445553

Alpine Shire Council
Great Alpine Road
PO Box 139 Bright Victoria 3741
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ALPINE SHIRE

APPLICATION FOR TOURIST SIGNAGE

(Before completing this application, please read Section 6 and 7 of the Tourist Signage Guidelines)

Name of Applicant: _____

Address: _____

Phone: _____ Fax: _____

Name of Establishment: _____

Address of Establishment: _____

Location/s of proposed sign/s: _____

Briefly describe the nature and operation of your business: _____

Hours and days of operation: _____

After examination of the criteria for tourist signing, do you believe that you meet:

1. Essential Criteria: _____

2. Specific Criteria (if applicable) _____

Are there other tourism facilities in the vicinity that could benefit from a group signing scheme? _____

Are there any existing signs that will become redundant and/or could be removed if new signs are approved? _____

_____ PTO

Please append the following information in support of your application:

- Map/s of proposed signing location/s;
- Photograph/s of existing signs at proposed location/s;
- Proposed sign wording (minimum number of words);
- Record of visitor numbers (if available);
- Relevant licences and approvals to operate as an establishment, including original town; planning permit and any subsequent amendments;
- An outline of your promotional plan, including examples of any existing materials;
- Details of an on site signing at your business; and
- Evidence of prior consultation with the Signing Officer and/or Tourism Manager/Officer.

With all sections completed and with the relevant support material attached, please submit this application to the tourist signing contact at Alpine shire. Failure to supply all necessary information will delay the assessment of this application.

ALPINE PLANNING SCHEME

22.01 ECONOMIC DEVELOPMENT

22.01-1 Tourist Facilities

This policy applies to proposals for tourist facilities (including but not limited to accommodation, leisure and recreation, place of assembly, food and drink premises. and markets) within the whole of the Alpine Shire.

Policy Basis

Tourism is a major contributor to the Shire's economy. Due to the Alpine Shire's popularity as a tourist destination it is important to protect the values that attract people to the Shire both in the townships and the rural areas.

Township boundaries should not be compromised and linear development along major traffic routes is to be avoided to ensure that the character of the towns is maintained

Loss of rural land from current or potential agricultural production is to be maintained and land use conflicts prevented.

Objectives

- To ensure tourist facilities provide infrastructure appropriate with the scale and function of the development.
- To encourage tourist facilities to locate in areas with adequate level of support services and facilities.
- To ensure tourist facilities are designed to complement the surrounding environment in terms of character and amenity.
- To encourage tourist facilities especially accommodation facilities to locate within the townships
- To encourage tourist facilities in rural areas to complement and actively interact with the primary agricultural use of the land.
- To prevent the loss of agricultural production.
- To ensure that tourist facilities do not prejudice surrounding agricultural activities
- To discourage linear development of tourist facilities along the major traffic routes especially the Great alpine Road and the Kiewa Valley Highway.

Policy

It is policy that an application for a tourist facility include:

- A site analysis outlining notable features of the site including orientation and slope, vegetation (native and exotic), existing buildings and works, access points, utility services, easements,
- A site context outlining the interrelationship of the site to the surrounding area including, location, use, scale, height of buildings, topography, vegetation, views corridors

ALPINE PLANNING SCHEME

Documentation that:

- Justifies the chosen location;
- Assesses the demand for the type of tourist facility proposed;
- Specifies a time frame within which the development will be commenced and completed;
- Outlines the operational details including tours of operation, numbers of staff, numbers of patrons, maintenance procedures for landscaping;
- Assesses the character of the area and how the proposal addresses that character;
- Assesses the impact of the proposal on the agricultural productivity of the site and the general area;
- Establishes that the proposal will not create a conflict with the surrounding rural land use;

An environmental assessment detailing:

- The impacts of the proposal on the environment
- Mechanisms to be deployed to reduce impacts on the environment during and after construction including sediment control, revegetation, rehabilitation of disturbed sites;
- Full specifications of the proposed means of potable water supply, effluent disposal and stormwater drainage;
- Evidence that the proposed means of effluent disposal will have no net detrimental impact on the environment;
- The fire risk created by the proposal and details of the fire prevention and management measures to be employed;

A detailed set of plans, drawn to scale, showing;

- Site layout;
- Floor plans;
- Elevations;
- Building materials;
- Car parking areas, loading facilities and access;
- Open space;

- Recreational facilities;
- Landscaping.