



INFORMATION SHEET:

Bed & Breakfast Accommodation

In Residential and Rural Areas

OVERVIEW

Bed and Breakfast accommodation is a dwelling used, by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence. Bed and Breakfast accommodation provides great variety in tourist accommodation, while generally not impacting upon the amenity of the surrounding area.

Bed and Breakfast accommodation is becoming an increasingly popular form of accommodation, and many homeowners are now considering opening their homes to guests. The Pyrenees Shire encourages a diversity of tourist accommodation, particularly those with well-designed facilities and in popular sites.

WHAT APPROVALS ARE REQUIRED

Planning

If your land is in the General Residential Zone, Low Density Residential, Township or a Rural Zone under the Pyrenees Shire Planning Scheme, you will not require a planning permit to use your dwelling for Bed and Breakfast accommodation if the following requirements are met:

- No dwelling alteration or other development (e.g. building works, paving, removal of vegetation, signage) is proposed, and;
- No more than 10 persons will be accommodated away from their normal place of residence and at least 1 car parking space will be provided for each 2 persons being accommodated.

If you can't meet all of the above conditions, a planning permit will probably be required. Please note that if you are planning some type of self-contained cabin, second dwelling or the like to accommodate tourists then your proposal will not be classed as Bed and Breakfast accommodation. Your first step in this case is to contact the Shire to determine whether your proposal requires a planning permit.

You may view the Pyrenees Planning Scheme at:

- Planning Schemes Online at the State Government Department of Transport, Planning and Local Infrastructure website:
<http://www.dtpli.vic.gov.au/planning/planning-schemes/changing-the-planning-scheme/planning-scheme-amendments-online>

Building

The Building Act and Building Regulations require that, if you intend to construct a new building or undertake alterations for use as shared accommodation, regardless of the number of people, a building permit must be obtained. If you intend to change the use of existing building, eg: dwelling to a bed and breakfast, a new occupancy permit may be required. Please contact Councils building unit on 5349 1100 for further information on these requirements.

Advertising Signs

When promoting your Bed and Breakfast accommodation you may wish to erect an advertising sign. To ensure that advertising signs do not detract from the general appearance of the area, only one sign is allowed for each premise(s) and the advertisement area of this sign must not exceed 0.2m². If you are located in a heritage overlay or wish to display a larger sign you will require planning approval.

Serving of Alcohol

If you are considering providing alcoholic beverages for your guests you should discuss this with Victorian Commission for Gambling and Liquor Regulation by calling 1300 182 457 or visiting [Victorian Commission for Gambling and Liquor Regulation](http://www.vic.gov.au/victorian-commission-for-gambling-and-liquor-regulation). You may not sell or serve alcohol without their prior consent.

Food Act Registration and Handling of Food

You will need to ensure that your kitchen and food preparation areas meet minimum standards. These areas must be registered with the Shire's Environmental Health Department in accordance with the Food Act 1984. You are encouraged to discuss any matter relating to accommodation standards or the provision of meals with Council's Environmental Health Officer on 5349 1100.

For additional information on operating a Bed & Breakfast the state-wide body - Bed & Breakfast Farm stay and Accommodation Australia Ltd (BBFAA) and can be contacted on: 1300 664 707 or by visiting <http://www.australianbedandbreakfast.com.au>.