

17.04-1L28/05/2021
C122latr**Facilitating rural tourism****Objective**

To provide for complementary use of land for rural and nature based tourism in rural landscapes.

General strategies

Facilitate small scale rural based tourism that enhances the viability of agricultural activity.

Discourage tourism that is likely to result in significant disturbance of remnant bushland.

Support large scale tourism developments in rural areas only where:

- The tourism enterprise requires a rural location.
- The development will not contribute to the urbanisation of the area.
- The land use is compatible with the use of adjoining and surrounding land for agriculture or forestry and complimentary to the rural setting.
- The facility will significantly contribute to the local and regional tourism economy.
- The site has convenient access to tourist routes, tourist attractions and infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all costs for infrastructure provision to the site.
- The bushfire risk can be reduced to an acceptable level.

Tourism in the Farming Zone Schedule 1**Policy application**

This policy applies to use or development of land within the Farming Zone Schedule 1.

Strategies

Support tourism only where it is:

- Associated with an existing farming activity undertaken on the property.
- Sensitive to the rural landscape and natural environment and aids in achieving onsite biodiversity conservation.

Ensure that any existing agricultural activity on the site remains as the primary land use of the site.

Discourage tourism use unless it economically promotes an existing productive agricultural use on site.

Minimise the loss of productive agricultural land as a result of use and development of land for tourism.

Tourism in the Farming Zone Schedule 2**Policy application**

This policy applies to the use or development of land within the Farming Zone Schedule 2 for tourism.

Strategies

Support the establishment of tourism opportunities that include agriculture related or nature based activities, bed and breakfasts, host farms, wineries and restaurants.

Discourage camping, caravan parks, backpacker hostels, market or residential hotels that would conflict with adjoining agriculture uses, land conservation outcomes or rural amenity values.

LATROBE PLANNING SCHEME

Encourage tourism buildings and ancillary infrastructure to be clustered together on the property and screened from view from neighbouring dwellings.

Support the use and development of land for accommodation, if:

- No detriment is likely to result to adjoining agricultural activities.
- It will result in improved land management, rehabilitation for conservation purposes, or improvements to degraded land.
- All wastewater can be retained onsite.
- That any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)