

## 17.04-1L Facilitating rural tourism

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### 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.

Ensure buildings are suitably designed and sited to protect the landscape characteristics and respond to any identified bushfire risk.

Discourage tourism facilities that cannot mitigate the risk to life and property in Red Municipal Landscape Bushfire Risk Areas as identified by the Municipal Landscape Bushfire Risk Map at Clause 02.04-9.

Where appropriate, require a bushfire risk assessment report which must be prepared by a suitably qualified or experienced bushfire practitioner, and show:

- Siting of buildings that responds to the hazard such that buildings can achieve a construction standard no higher than a BAL-29
- Adequate access for emergency services
- An adequate water supply for fire fighting and property protection

A Bushfire Emergency Management Plan (BEMP) detailing emergency management arrangements and procedures for the site on days of elevated fire danger. Details of any other bushfire protection measures to be relied upon for the application.

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.

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 a~~Any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented in accordance with an appropriate bushfire emergency management plan.

### **Policy document**

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019).
- *Latrobe City Municipal Bushfire Risk Assessment (Fire Risk Consultants and Latrobe City Council, 2020).*