

22.07 RURAL ACTIVITY ZONE POLICY

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This policy applies to applications for use and development in the Rural Activity Zone (RAZ).

22.07-1 Policy Basis

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This policy builds on the MSS objectives in Clause 21.03-4 and Clause 21.03-5 to provide clear direction for use and development in the Rural Activity Zone.

The Bass Coast Rural Land Use Strategy (2014) details the criteria for the identification of locations for the Rural Activity Zone. Based on these criteria, the Rural Activity Zone has been applied to the following areas:

- Coronet Bay – Corinella

The Coronet Bay – Corinella precinct is the ‘gateway’ to the Shire for visitors from Melbourne and includes the two small settlements of Coronet Bay and Corinella providing basic services. It is considered appropriate to encourage tourism development uses that include accommodation and small scale tourism uses that support agriculture.

- The Gurdies ‘Fantasia Site’

The Gurdies ‘Fantasia Site’ is located just off the Bass Highway in the northern part of the shire. The location provides an opportunity for tourism development that maximises its exposure to visitors passing through the precinct en-route to Phillip Island and beyond. It is envisaged that the site would be suited to a high quality boutique accommodation and restaurant/café linked to cellar doors, wineries and other food produce. There is an opportunity for a nature based tourism development with the State Park in close proximity.

- Inverloch-Cape Paterson

The Inverloch-Cape Paterson precinct is located on the Bunurong Coastal Route. It offers a high quality coastal environment suited to a range of accommodation uses and recreation activities such as trail rides and golf course. In this location there is an opportunity for small scale accommodation and nature based tourism developments that are respectful of the surrounding high quality environment.

The preferred mix of land uses in the Rural Activity Zone includes agriculture, tourist and recreational activities, and some accommodation.

The Rural Activity Zone also provides for the use and development of land associated with the Phillip Island Grand Prix Circuit to be considered in an integrated manner, taking into account agriculture and the environmental and landscape characteristics of the area.

22.07-2 Objectives

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- To identify a preferred mix of land uses in the zone.
- To ensure development is designed and located to blend with the surrounding landform, and not be visually dominant on ridges and hilltops, particularly from key viewing locations.
- To retain the dominance of the undulating pastoral landscape and maintain coastal views from the coast and surrounding key vantage points.
- To improve the natural landscape and outlook from main corridors by minimising the visibility of buildings and structures.
- To maintain green breaks between settlements.
- To ensure development is small scale with a rural/coastal appearance to complement the character of each precinct.

- To ensure that any development is compatible with the existing overlay controls and minimises conflict with adjoining land uses.

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Policy

Land Use

- It is policy to encourage the following uses in the Rural Activity Zone:
- Accommodation such as farm stays and host farms
- Tourism facilities in association with, or that complement agriculture such as wine tasting and farm gate supplies
- Bed and breakfast
- Recreation activities such as trail rides and golf courses
- Uses associated with the operation of the Phillip Island Grand Prix Circuit

It is policy to discourage the following uses in the Rural Activity Zone:

- Convenience shop
- Dwelling not in association with agriculture or tourism
- Equestrian supplies
- Motor racing track unless associated with the Phillip Island Grand Prix Circuit
- Intensive animal husbandry
- Hotel
- Landscape gardening supplies
- Store
- Tavern
- Trade supplies
- Residential hotel
- Service station

Subdivision

It is policy to:

- Discourage small lot subdivisions (other than those that promote farm consolidation) so as to avoid rural residential outcomes and non-agricultural neighbours.
- Incorporate a condition on any permit for a small lot subdivision that requires a legal agreement under Section 173 of the *Planning and Environment Act 1987* which ensures that the land will not be further subdivided except to consolidate with adjoining land or in accordance with the minimum lot size in the zone.

Dwellings

It is policy to:

- Discourage dwellings not associated with or required for the agricultural or tourism use of the land.
- Ensure that when granting an application for the construction of a dwelling, the landowner enters into an agreement under Section 173 of the *Planning and Environment Act 1987* to prevent the subdivision of the lot containing the new dwelling.

Development

It is policy to ensure that all applications for development are:

- Of modest scale, designed to blend in with the landscape so as not to detract from the visual qualities of the landscape.
- Capable of no net loss environmental outcomes.
- Self-sufficient in the provision of relevant infrastructure and associated development costs.

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Application requirements

An application must be accompanied by evidence that the following development principles have been satisfied (as appropriate):

Tourism Use

- Address where possible an identified tourism need that is consistent with relevant local and regional tourism strategies endorsed by Council.
- Demonstrates a strong relationship between the proposed tourism use and development and the region's tourism product strengths.

Rural and environmental impact

- Protects and rehabilitates the natural environment and biodiversity, including remnant vegetation.
- Respects the existing and desired future character of rural and coastal areas.
- Protects and complements visually significant landscapes, views and vistas.
- A setback is provided from the coast to accommodate upper limit predictions of sea level rise and provide a buffer to protect biodiversity.
- Identifies and avoids impacts on predictable adverse environmental processes and effects including storm surges, river and coastal flooding, erosion, landslip, salinity, sea level rise, disturbance of acid sulphate soils, wildfire or geotechnical risk.
- Provides site densities which reflect the rural character of the site.

Design

- Achieves sustainable building outcomes.
- Demonstrates that design, siting, use of materials, colours and landscaping minimise the impact on the visual and environmental qualities of the site and the locality.
- Demonstrates that the footprint of the development and the use of setbacks minimises visual impact, particularly from key tourist destinations, viewing points and touring routes.
- Maintains the rural character of the area including the expansive views to rolling hills, pasture and coast.
- Carefully manages the scale of development between Inverloch and Cape Paterson.

Services

- Meets best practice environmentally sustainable design standards.
- Demonstrates that it minimises its impact on water catchments and water quality, with use of wastewater treatment systems.

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Decision Guidelines

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Before deciding on an application for use and development, in addition to the decision guidelines of the Rural Activity Zone, the responsible authority will consider the purpose of Schedule 1 to the Rural Activity Zone.