

## **22.06 NON AGRICULTURAL USES IN THE FARMING ZONE POLICY**

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This policy applies to all land within the Farming Zone (FZ).

### **22.06-1 Policy Basis**

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This policy builds on the MSS objective in Clause 21.03-5 to provide clear direction for land use in the Farming Zone.

The Bass Coast Rural Land Use Strategy (2014) discourages uses in the Farming Zone that are not directly related to, or that have an adverse impact on, agriculture and future agricultural opportunities.

The preferred mix of uses in the Farming Zone includes those that support agricultural activities and associated rural industries that maintain and build the economic base of the Shire.

### **22.06-2 Objectives**

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- To identify a preferred mix of land uses in the Farming Zone.
- To promote appropriate land use in the Farming Zone.
- To discourage non-agricultural uses in the Farming Zone, other than those that support agriculture.
- Where tourism uses are specifically supported within a strategic framework, the strategic framework is to take precedence.

### **22.06-3 Policy**

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It is policy to encourage the following uses in the Farming Zone:

- Agriculture.
- Primary produce sales.
- Tourism facilities in association with, or that complements, agriculture such as wine tasting and farm gate sales. Where tourism uses are specifically supported within a strategic framework, the strategic framework is to take precedence.
- Rural industry that complements agriculture.

It is policy to discourage the following uses in the Farming Zone:

- Convenience shop.
- Dwelling other than in association with agriculture or tourism.
- Equestrian supplies.
- Industry that has no association with agriculture.
- Motor racing track.
- Hotel.
- Caravan Park.
- Landscape gardening supplies.
- Store.
- Tavern.

- Trade supplies.
- Residential hotel.
- Service station.
- Sawmill.
- Warehouse.

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**Decision Guidelines**

Before deciding on an application, in addition to the decision guidelines of the Farming Zone, the responsible authority will consider the following:

- Where tourism uses are specifically supported within a strategic framework, the strategic framework is to take precedence.