

Policy Name:	Local Planning Policy – Farm Stay Accommodation
Objective:	To provide a standardised process for assessing Farm Stay Accommodation on Rural zoned land outside of a townsite.
Key Words	Farm Stay, Farm Stay Accommodation
Statutory Compliance	Local Planning Scheme No. 24

1. Objective

The objective of the Local Planning Policy – Farm Stay Accommodation:

1. Guide development of and provide opportunities for Farm Stay Accommodation in the 'Rural' zone to ensure it does not adversely impact on the rural character or amenity of the locality or that of surrounding landowners;
2. Facilitate a range of safe and secure short stay accommodation services within the rural areas;
3. Provide a balance between any existing land uses, long-term rural pursuits and Farm Stay Accommodation development, ensuring that the Farm Stay Accommodation development enterprises do not dominate and detrimentally impact rural land;
4. Ensure Farm Stay Accommodation development does not detrimentally impact upon the usability of rural land for rural uses;
5. Ensure Farm Stay Accommodation development does not detrimentally impact upon the environment;
6. Protect the existing rural character and streetscape of rural areas; and
7. Provide safe, secure and healthy accommodation environments within the Shire.

2. Application of Policy

This policy applies to all Rural zoned land under Local Planning Scheme No. 24 outside of a Townsite.

3. Policy Provisions

3.1 General

- Pre-lodgment meetings with the Shire are encouraged

Table 1 – Development Standards

Proposals that fall entirely within the acceptable development will generally be Supported.

Proposals falling within performance standard will be required to be accompanied by relevant plans/information to address the policy objectives.

Proposals that do not satisfy acceptable or performance standards will generally not be supported.

Acceptable Development	Performance Standard
Location/Siting	
Farm Stay Accommodation that provides on-site tourism activities or within 20km of a developed townsite.	Farm Stay Accommodation that is in close proximity to tourism activities or natural features
Development located 100m from any highway, important regional road, or nominated tourist road	Development located so as to not appear visually intrusive within the streetscape Development location so as to not be adversely impacted upon by traffic noise
Development located 50m from the front boundary and 20m from the side and rear boundary	Development that would not impact on the visual amenity of surrounding landowners Development that would not adversely impact on the residential amenity of surrounding landowners
Development is associated with rural uses i.e. farm stay type development and will not result in land use conflict or adversely impact on rural uses or the ability for the site to be used for rural uses in the future	Development is separated from any rural uses occurring on the site so as to ensure there is no conflict between the two uses
Not located within either SCA4 – Public Drinking Water Source Protection Areas or SCA5 – Wetlands of Significance and Lake Warden Recovery Catchment	Development will need to meet the requirements of the Department of Water and Environmental Regulation and the Department of Biodiversity Conservation and Attractions.
Scale	
Lot size is a minimum of 50ha	Development on the lot by way of its location would not impact on the rural character or amenity of the locality or that of surrounding landowners
<ul style="list-style-type: none"> • Maximum 20 guests in tents, self-contained caravans or self-contained campervans. • Maximum 7 self-contained caravans and campervans. • Maximum 28 consecutive days of stay in any 3 months. • Tents are only permitted where ablutions are on-site that are accessible by the occupants. 	Clustered developments that do not adversely impact on rural character or appear as residential development of a density beyond what could otherwise be considered in the area Tents are only permitted where ablutions are on-site that are accessible by the occupants.
Where there is an existing rural use occurring on the same site, farm stay accommodation must be of a scale subservient to the rural use	Where there is an existing rural use occurring on the same site, farm stay accommodation must be demonstrated as having a direct benefit to the existing rural use.

Design	
Development that is in keeping with the surrounding landscape and character of the locality. Development does not mimic residential urban form	N/A
Services	
The scale of the development is such that traffic generation would not result in an undue level of dust or impact upon the road surface.	N/A
Suitable toilets and handwashing facilities must be made readily available to the development.	Self-contained caravans and campervans must be provided suitable facilities unless advertising of the development includes a notice for lack of facilities as per point (b) under Management.
A centrally located tap for use by all occupiers of potable water should be provided	Self-contained potable water supply
Dump Point	Compliance with any other approach permitted under the <i>Caravan Park and Camping Ground Act 1995</i>
Management	
(a) Adequate management plans should be put in place to ensure that onsite owners and managers of facilities are easily contactable, so that they can respond to issues that may arise at the premises immediately. (b) Advertising material and other information sources about the facility, must specify each of the following amenities that is not provided for occupiers at the facility — (i) toilets; (ii) showers; (iii) hand basins; (iv) washing-up facilities; (v) laundry facilities; (vi) hot water for showering or for washing-up or laundry facilities; (vii) power points; (viii) lighting; (ix) Dump point (with directions to public dump point)	N/A
Fire Prone Areas	
When a Farm Stay Accommodation is proposed in a bush fire prone area the area shall be modified to achieve a minimum BAL-29 standard.	N/A

Development Application Requirements

Where a development application for Farm Stay Accommodation the application should address the requirements under the application form checklist in addition to the following:

- Any accommodation in tents, caravans and campervans fall under the requirements of the *Caravan Park and Camping Ground Act 1995* and Regulations 1997, it is highly likely these will be classified as Nature-based Caravan Parks:
 - Not close proximity to an area that is built up with structures used for business, industry or dwelling-houses at intervals of less than 100m for a distance of 500m or more
 - Has been predominately formed by nature
 - Has limited or controlled artificial light and noise intrusion
- Site Plan (including but not limited to):
 - Existing Buildings
 - Waste Water systems
 - Site delineation
 - Designated Licence Area
- Drinking Water Quality Management Plan
- Waste Management Plan
- Operational Management Plan
- Emergency Management Plan
- Bushfire Attack Level Assessment – when in a fire prone area.

Caravan and Camping Ground Regulations 1997

When a development application receives approval under this Local Planning Policy, a nature-based park licence will be granted.