

RURAL LAND STRATEGY

GLENELG SHIRE

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EXECUTIVE SUMMARY

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PURPOSE

The purpose of the Rural Land Use Strategy is to:

- Provide strategic direction and policy to facilitate a coordinated approach to use and development of rural land.
- Underpin amendment of the Glenelg Shire Planning Scheme.
- Support implementation of local, regional and State Government strategic plans.

Implementation of the study findings and recommendations will provide greater clarity to landowners to make optimal use of rural land and assist Council in the assessment of planning permit applications.

The Strategy was informed by significant background research and analysis and consultation documented in a Technical Report that can be accessed on Council's website.

Glenelg Shire is now seeking wider community input to the development of the RLUS through public exhibition.

STUDY AREA

For the purposes of this study rural land includes all private land currently within the Farming Zone and Rural Conservation Zones.

VISION

This Rural Land Use Strategy (RLUS), the first of its kind for Glenelg. A vision for the Shire's rural areas has been prepared that responds to rural land use and development issues and opportunities, identified through research and consultation. The vision underpins recommendations for changes to planning policy and update of the Glenelg Planning Scheme.

Glenelg's rural land is integral to the economy, identity and liveability of the Shire. Natural resources, wilderness, coasts and cultural heritage support thriving

rural industries, vibrant rural communities and unique visitor destinations and experiences.

Primary production (agriculture, forestry and aquaculture) sustains a thriving processing sector that capitalises on the competitive advantage afforded by the Port of Portland and is a pivotal component of the Glenelg economy. Careful planning ensures that the natural resources underpinning primary production are protected and that industries have the flexibility to innovate and adapt to changing climate and new technologies and markets.

Glenelg is a renowned tourism destination offering diverse experiences that capitalise on and complement its pre and post contact cultural heritage, natural attractions and rural industries.

Rural housing and industry are clustered around townships to promote sustainable communities and efficient infrastructure delivery, provide attractive lifestyle choices and minimise the risk of land use conflict. Regard for rural landscapes, natural hazards and environmental values ensure that new development is sustainable and located to minimise risks to human safety.

KEY FINDINGS

The key findings of the research and analysis of the Shire's rural areas are summarised here.

PLANNING SCHEME PERFORMANCE

There are opportunities to improve the performance of the Glenelg Planning Scheme, provide greater clarity to owners of rural land and address a number of legacy issues, including:

- Anomalies arising from the direct translation of the rural zones and subdivision of historic townships
- A substantial supply of small lots in the Farming Zone and Rural Conservation Zone
- The need for additional policy guidance to assess planning permit applications for subdivision and dwellings in the Farming Zone and Rural Conservation Zone
- The need to review the minimum lot size schedules in the Farming Zone and Rural Conservation Zone.

Glenelg's rural areas host a diversity of landscapes, land uses, settlement patterns with unique local opportunities and challenges. Rural policy should be

tailored to meet the specific land use outcomes within rural precincts, rather than a 'one-size-fits-all' approach.

AGRICULTURE

In terms of output, agriculture forestry and fisheries is the third largest economic sector in Glenelg and the fourth highest employer. Glenelg has a number of competitive advantages that provide opportunities for further growth in agriculture:

- Significant areas of highly productive agricultural land.
- Significant groundwater reserves.
- Farmland of state significance based on the combination of high capability soils, access to irrigation and industry clusters of state significance.
- A mild climate that is not projected to be impacted under future climate scenarios as significantly as other Victorian regions.
- Access to the Port of Portland.

Commercial agriculture requires the flexibility to respond to market and consumer changes, adopt new technology and more intensive production systems and adapt to the impacts of climate change. Planning should promote agriculture by:

- Clearly identifying locations where agriculture will be the primary land use with policy to prevent land fragmentation.
- Protecting productive agricultural land.
- Facilitating parcel sizes suited to contemporary agricultural management practices and unencumbered by unwanted infrastructure, particularly dwellings.
- Maintaining separation between commercial agriculture and sensitive uses, such as urban and rural residential settlement, to minimise risk of offsite impacts and support efficient and optimal agricultural operations.
- Providing for on-farm agricultural infrastructure associated with vertical integration and value adding
- Providing opportunities for rural living and hobby farming in appropriate, zoned locations.
- Ensuring there is separation between intensive animal industries and sensitive uses.

TOURISM

Tourism is a well-established industry in Glenelg. Expansive beaches, scenic and rugged coasts, National Parks, and a rich European and Indigenous cultural heritage are important tourism assets. The key townships servicing visitors include Portland, Heywood, Dartmoor, Nelson, Dutton Way and Cape Bridgewater and Casterton and each has a unique offer and experience. The State and local government strategic direction for Glenelg tourism focuses on capitalising on existing assets and providing a greater range of quality experiences to increase visitor numbers and yield. Planning can support growth in rural-based tourism by:

- Clearly identifying locations for rural tourism and specifying the scale and types of developments to be supported
- Promoting rural based tourism in conjunction with key tourism assets including the: Great South West Walk, Melbourne – Adelaide tourism route, Budj Bim Heritage Precinct, Glenelg's rural villages, National Parks and the Port of Portland.
- Promoting nature-based tourism and agri-food experiences
- Ensuring tourism facilities in the rural areas of Glenelg are of a nature, scale and sited to avoid conflict with surrounding land uses, preserve the rural landscape and environmental values.
- Locating high quality large scale tourism facilities in proximity to major towns and established tourism nodes.

FORESTRY

Timber production in Glenelg is part of the nationally significant Green Triangle region. There is opportunity for further development of the industry including expansion of timber processing and manufacturing and consolidation of the plantation estate. The current policy position supports timber production on private land. Planning should continue to acknowledge the importance of the industry. Additional policy guidance is currently not warranted.

AQUACULTURE

The Abalone Fishery is Victoria's most valuable commercial fishery and south west Victoria is one of three locations of land-based aquaculture in Victoria. There is potential for further growth in the industry based on high demand particularly from Asia. Planning can support existing aquaculture by ensuring

separation from urban settlement and adjoining land uses that may impact biosecurity. Industry growth can be supported by ensuring development is set back from coastal areas and clustered around towns and villages.

CULTURAL HERITAGE

Glenelg has a rich Aboriginal cultural heritage with Lake Condah, Tyrendarra and Budj Bim identified as areas of significance. The Shire also possesses a significant historic cultural heritage associated with early European settlement.

There is potential to capitalise on the existing tourism cultural heritage product of Glenelg by promoting rural based tourism in conjunction with key assets including: Budj Bim Heritage Precinct and Glenelg's rural villages.

RURAL HOUSING AND SETTLEMENTS

Rural living is a legitimate use of rural land and provides for housing diversity and choice. A supply and demand analysis¹ found that there is between 23 and 27 years supply of rural living land, mostly in the Portland region. There is little strategic support therefore, for further rezoning of land for rural living, particularly in the Portland region.

There is currently a significant supply of small lots in the rural areas with over 7,500 lots (or 50% of all lots in the FZ and RCZ) under 10ha. Given the trend for increasing scale of agricultural businesses and the risk of introducing or exacerbating rural land use conflict, further fragmentation should be avoided. This is also important to ensure the efficient uptake of land zoned for rural living.

In locations where commercial agriculture is or likely to be the long term land use, planning policy should reinforce that subdivision is a tool to facilitate rearrangement of land parcels to suit contemporary agricultural practices and facilitate incremental business growth. Policy should also reinforce that rural lots do not carry an 'entitlement' to a dwelling and ensure that new dwellings do not lead to fragmentation of rural land.

There are small townships and settlements across Glenelg including Nelson, Dartmoor, Merino, Digby and Sandford within which dwelling development is constrained by lack of reticulated water and sewerage. These towns have small and declining populations but have modest aspirations to reverse the population trend and capitalise on their strategic location and commuting distance to Casterton, Hamilton or Mount Gambier or tourism potential. Planning can

support retention of population and promote employment in nominated rural townships.

LANDSCAPE

Coastal and rural landscapes are an important element of Glenelg's identity and tourism offer. This draft RLUS supports the recommendations of the Coastal Spaces Landscape Assessment and South West Landscape Assessment Study to introduce additional Significant Landscape Overlays in to the Glenelg Planning Scheme.

ENVIRONMENTAL VALUES AND HAZARDS

Glenelg hosts a number of significant environmental assets, particularly coastal areas, wetlands, waterways and red-tailed black cockatoo habitat are recognised in the planning scheme through the application of the Environmental Significance Overlay. Natural hazards including flood and bushfire are also recognised in the planning scheme through the application of the Flood, Land Subject to Inundation and Bushfire Management Overlays respectively.

Mapping of areas with potential for Coastal Acid Sulphate soil has identified locations where soil disturbance associated with high risk activities could result in acidification with significant impacts on infrastructure and environmental values. Council should continue to ensure that soil reports prepared to support Building Permit applications include testing for Coastal Acid Sulphate soil.

Other hazards that threaten productivity, catchment health and biodiversity values include erosion, salinity, nutrient decline, landsides, and acidification. These hazards arise from either natural processes or other disturbances such as vegetation destruction or removal due to clearing, grazing or fire, rising sea level, poor cropping or grazing management or introduced pest animal or plants. The Glenelg Shire Environment Strategy 2010 – 2020 recommends that areas of biodiversity significance are clearly identified, with the appropriate planning tools in place to maximize their protection. This Strategy reinforces the importance of this recommendation, particularly in sensitive coastal areas and in the Portland hinterland.

STRATEGIC DIRECTIONS

The following strategic directions identify how the Rural Land Use Strategy will respond to the key findings.

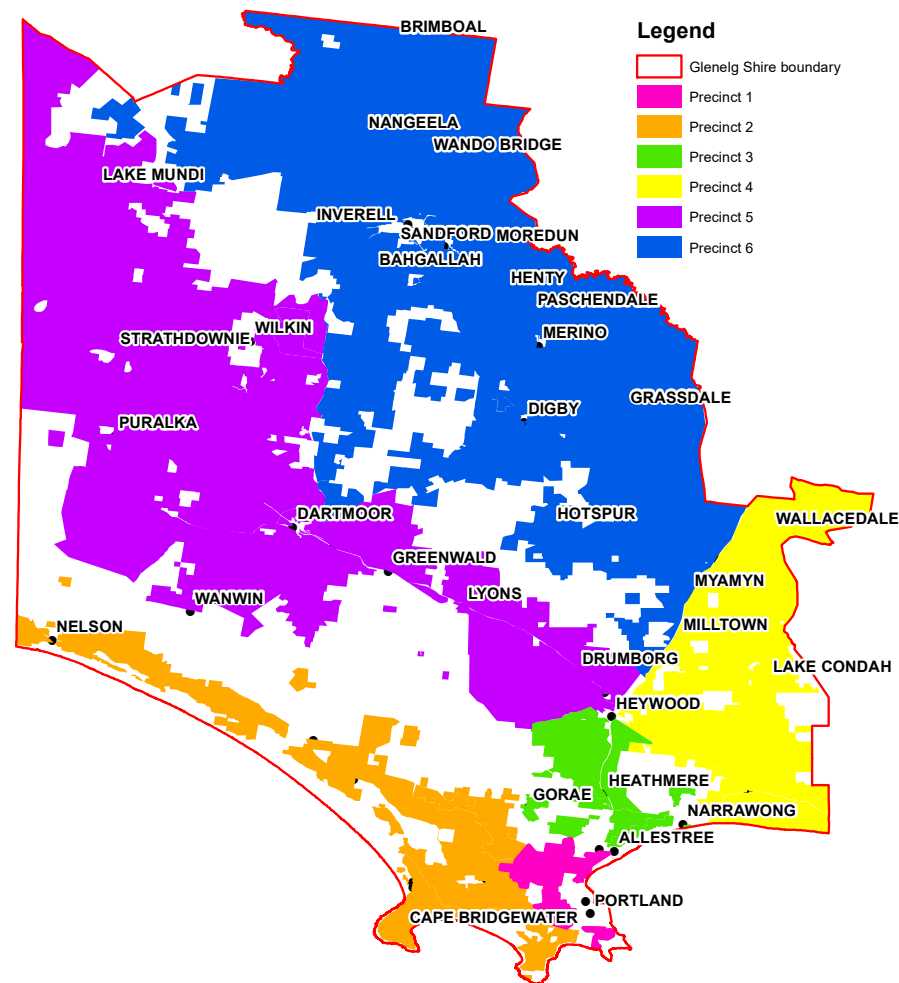
- Detail planning controls that provide clear direction for use and development of rural land.
- Support commercial agriculture², forestry and aquaculture and associated rural industries that will maintain and build the economic base.
- Protect land identified for commercial agriculture and forestry by strongly discouraging fragmentation and non-productive uses including dwellings unrelated to the use of the land for agriculture or forestry
- Protect and maintain the existing rural character by clear definitions and distinctions between rural and urban areas.
- Provide for rural based tourism uses and development areas in appropriate areas that build on the existing tourism product.
- Ensure consideration of future development applies the precautionary principle and minimises risks associated with natural hazards such as flooding and bushfire
- Balance demand for rural lifestyle, protection of commercial agriculture and rural based tourism by providing clear land use and development guidelines tailored to local circumstances.

IMPLEMENTATION

The following implement measure are recommended to implement the vision for Glenelg’s rural areas and strategic directions:

PRECINCTS

Identify rural precincts to enable differentiated policy to be developed in recognition of the diverse rural areas and respond to local land use and development circumstances. Six rural precincts were identified.



FARMING ZONE

The Farming Zone is the main zone for agricultural areas aimed at encouraging retention of productive agricultural land and discouraging uses that may have adverse impacts on agriculture. The Farming Zone currently applies to most rural land in the Shire and will be retained where agriculture will be the predominant land use now and into the future.

To respond to variations in agricultural land use, Schedules to the Farming Zone will identify areas where the current and preferred land use is predominantly:

- Farming Zone Schedule 1 - Commercial agriculture.
- Farming Zone Schedule 2 – Mixed farming including commercial scale agriculture, hobby farms and rural lifestyle.

Local policies will be prepared to guide assessment of planning permit applications for subdivision and new dwellings and tourism facilities in the Farming Zone.

RURAL CONSERVATION ZONE

The purpose of the Rural Conservation Zone is to protect land with significant environmental, heritage or cultural values. Based on the findings of this review of rural land there are a number of areas where it is considered that the Rural Conservation Zone is not appropriate as the objectives and land use outcomes are either prohibited or inconsistent with the objectives of the Rural Conservation Zone. To address these issues it is recommended that the following areas of Rural Conservation Zone be rezoned to Farming Zone.

- The Rural Conservation Zone Schedule 2. The policy objective to provide for agricultural and horticultural uses as the primary land use, is inconsistent with the purpose of the Zone.
- Rural Conservation Zone – Schedule 1 incorporating land between Cape Nelson and Cape Bridgewater (excluding parcels west of the Bridgewater Lakes accessed from Bridgewater Lakes Road) that has been extensively cleared and developed for agriculture, including three livestock assembly depots.

Elsewhere, the Rural Conservation Zone should be retained where it is currently applied and the minimum lot size for subdivision in the Rural Conservation Zone – Schedules 1 and 3 be retained at 40ha.

RURAL ACTIVITY ZONE

The Rural Activity Zone is a mixed use zone that provides for agriculture and a wider suite of uses, including tourism and commercial uses, compatible with agriculture, environmental and landscape characteristics of an area. Council can specify preferred land uses in a schedule to the Rural Activity Zone, subject to proper safeguards for environmental and amenity considerations. Based on the findings of this review, an area suited to application of the Rural Activity Zone is located on Maretimo Road, Bolwarra.

It is envisaged that the RAZ may also be used to support and provide for a small number of “one off” high quality large scale developments within the rural areas as part of a strategic rezoning proposal.

RURAL LIVING ZONE

There is an extensive supply of land zoned for Rural Living much of which is yet to be developed for that purpose. It is understood that some areas are unlikely to be developed due to environmental constraints such as inundation, drainage or poor location and access to services. A strategic review of undeveloped land zoned for Rural Living is therefore recommended to identify areas unsuited to rural living with a view to back zoning.



1 INTRODUCTION

1.1 VISION

This Rural Land Use Strategy (RLUS) is the first of its kind for Glenelg. The RLUS establishes a vision for the Shire's rural areas that responds to the rural land use and development issues and opportunities identified through research and consultation. The vision underpins recommendations for changes to planning policy and update of the Glenelg Planning Scheme.

Glenelg's rural land is integral to the economy, identity and liveability of the Shire. Natural resources, wilderness, coasts and cultural heritage support thriving rural industries, vibrant rural communities and unique visitor destinations and experiences.

Primary production (agriculture, forestry and aquaculture) sustains a thriving processing sector that capitalises on the competitive advantage afforded by the Port of Portland and is a pivotal component of the Glenelg economy. Careful planning ensures that the natural resources underpinning primary production are protected and that industries have the flexibility to innovate and adapt to changing climate and new technologies and markets.

Glenelg is a renowned tourism destination offering diverse experiences that capitalise on and complements its' pre and post contact cultural heritage, natural attractions and rural industries.

Rural housing and industry are clustered around townships to promote sustainable communities and efficient infrastructure delivery, provide attractive lifestyle choices and minimise the risk of land use conflict. Regard for rural landscapes, natural hazards and environmental values ensure that new development is sustainable and located to minimise risks to human safety.

1.2 PURPOSE

The purpose of the Rural Land Use Strategy is to:

- Provide strategic direction and policy to facilitate a coordinated approach to use and development of rural land.
- Underpin amendment of the Glenelg Shire Planning Scheme.
- Support implementation of local, regional and State Government strategic plans.

Implementation of the study findings and recommendations will provide greater clarity to landowners to make optimal use of rural land and assist Council in the assessment of planning permit applications.

1.3 APPROACH

Planning Practice Note 42: Applying the Rural Zones³ guided preparation of the RLUS, which was undertaken in seven stages.

Stage 1 – Desktop research and analysis and ground survey

Stage 2 – Targeted stakeholder consultation

Stage 3 – Technical Report documenting the Stage 1 and Stage 2 findings

Stage 4 – Community and stakeholder option workshops

Stage 5 – Preparation of the draft RLUS.

Stage 6 – Public exhibition

Stage 7 – Final RLUS.

1.4 ENGAGEMENT

Engaging landowners, government agencies and other key stakeholders, has been an important input into this Strategy. The objectives of engagement for this project were to:

- Inform stakeholders and the community about the RLUS.
- Provide stakeholders and the community with the opportunity to contribute towards a vision and identify rural land use and development issues and opportunities
- Gather feedback on the draft RLUS and consider all submissions in its finalisation.

The following provides an overview of consultation activities and outcomes undertaken as part of the preparation of this Strategy.

COMMUNITY CONSULTATION

In 2016, community workshops were held across the rural areas to discuss local rural land use and development issues and opportunities and aspirations for the future. Workshops were held in Cape Bridgewater, Nelson, Dartmoor, Heywood, Portland and Casterton. Key points raised in the workshops included:

- Action is needed to address population reduction in small towns
- Small lots in and around small towns provide rural living opportunities

- Promote rural tourism that capitalises on agriculture, cultural heritage and natural assets
- Protect sensitive landscapes such as coastal environments and areas of cultural heritage sensitivity
- Agriculture is continually evolving and adopting new technology
- Protect and capitalise on the groundwater asset to support agriculture

STAKEHOLDER CONSULTATION

The following government agencies and Council departments were consulted during preparation of the Technical Report and the draft RLUS:

- Department of Environment, Water, Land and Planning
- Department of Economic Development, Jobs, Transport and Resources
- VicRoads
- Glenelg Hopkins Catchment Management Authority
- Country Fire Authority
- Glenelg Shire: Strategic Planning; Statutory Planning; Economic Development; Local Laws.

PUBLIC EXHIBITION

Public exhibition of the draft RLUS was undertaken by Council in May 2018. Twenty five submissions were received. The key themes raised in submissions include:

Dwellings in the Farming Zone – Schedule 1

The draft RLUS included a recommendation to increase the minimum lot size below which a planning permit was required for a dwelling in the Farming Zone, Schedule 1 from 40 ha to 100ha. Some submitters did not support the recommendation because it was felt that it would not encourage hobby farming and young farmers, it will not increase farming activity and will drive down land values. A number of submitters supported the recommendation because it addresses encroachment of hobby farms on existing commercial rural businesses and will prevent further *ad hoc* lifestyle development in farming areas.

The reasons advanced by submitters against the proposal were considered by RMCG and were found not to provide sufficient justification to change the recommendation. The recommendation to increase the planning permit trigger from 40ha to 100ha was to support commercial agriculture, prevent

fragmentation and provide Council with the opportunity to ensure that new dwellings were genuinely required for an agricultural purpose. The proposed schedule and associated local policy would provide Council with discretion to approve planning permits below the 100ha threshold for circumstances such as new entrants to farming and proposals for commercial enterprises requiring a smaller footprint such as intensive horticulture.

The Farming Zone Schedule 2 was recommended to provide for hobby farming and prevent fragmentation of land identified for commercial agriculture. One submitter in support of the proposal, was from the Portland hinterland, an area where agriculture was found to be at risk from fragmentation. The submitter supported the proposed increase to the lot size minimum as a measure to prevent encroachment of rural lifestyle development in a farming area.

On balance, RMCG recommended that the proposal to increase the minimum lot size below which a planning permit was required for a dwelling in the Farming Zone, Schedule 1 from 40 ha to 100ha be retained. RMCG was subsequently directed by Council to retain the 40ha the minimum lot size below which a planning permit was required for a dwelling in the Farming Zone, Schedule 1.

Rezoning of Rural Conservation Zone Schedule 2 to Farming Zone

There was concern that the recommendation to rezone land covered by the Rural Conservation Zone Schedule 2 to Farming Zone will result in reduced protection of environmental values. Other submissions suggested that land covered by Rural Conservation Zone Schedule 2 should be zoned Rural Living, Rural Activity Zone or Rural Conservation Zone Schedule 1.

A number of submitters supported the recommendation because it addresses encroachment of hobby farms on existing commercial rural businesses and will prevent further *ad hoc* lifestyle development in farming areas.

The areas recommended for rezoning from Rural Conservation Zone Schedule 2 to Farming Zone were reviewed again in light of submissions and the following changes were made:

- Correction of mapping errors in Precinct 3 and Precinct 4 that indicated land covered by Rural Conservation Zone Schedule 2 was to be rezoned to Farming Zone Schedule 2. The recommendation was for rezoning to Farming Zone Schedule 1. Further desktop assessment of these areas and consideration of native vegetation cover reaffirmed this recommendation.
- The recommendation to rezone Rural Conservation Zone Schedule 2 land to Farming Zone in Precinct 1 and 2 was to address a mismatch in the Rural

Conservation Zone objectives and the Zone schedule which seeks to promote sustainable agricultural and horticultural uses based on the productive capabilities of the soil as well as reflecting the predominant land uses including agriculture and rural lifestyle. There is currently no strategic direction for biodiversity or consolidated mapping of biodiversity values in Precinct 1 and Precinct 2. The Glenelg Shire Environment Strategy 2010–2020 includes a recommendation to review and include new information into the planning scheme on areas of biodiversity significance on private and public land within the Shire. The outcome being that areas of biodiversity significance are clearly identified, with the appropriate planning tools in place to maximize their protection. While the recommendation Rural Conservation Zone Schedule 2 land to Farming Zone is reaffirmed, the following recommendation has been included to address environmental protection concerns:

- In conjunction with the Department of Environment, Land, Water and Planning, prepare a biodiversity strategy identifying areas of significant environmental values requiring protection and enhancement to inform preparation of planning policy.

Cape Nelson Productive Farm Land

There was concern that rezoning land at Cape Nelson used for livestock assembly depots from Rural Conservation Zone Schedule 1 to Farming Zone Schedule 1 will reduce the policy protection of environmental values in the Cape Nelson area. The area recommended for rezoning has been extensively cleared and developed for intensive agriculture, including three livestock assembly depots, which are prohibited in the Rural Conservation Zone and are required to operate under an Incorporated Document at Clause 81.01 of the Glenelg Planning Scheme. The environmental and landscape values of the area are recognised by the ESO 1 – Coastal Areas and SLO 3 Cape Bridgewater and Cape Nelson. It is considered that rezoning to the Farming Zone will facilitate the operation of the livestock depots while retaining the suite of overlays will ensure significant environmental and landscape values will be protected.

Coastal Acid Sulphate Soils

There was concern that including consideration of Coastal Acid Sulphate Soil in a review and update of the Environmental Significance Overlay Schedule 1 would introduce unnecessary and onerous requirements for landholders and that the mapping on which the overlay would be based was not of a suitable scale. The recommendation was reviewed and the following changes made:

- Remove recommendation for consideration of Coastal Acid Sulphate Soil in a review and update of the Environmental Significance Overlay Schedule 1
- Include a recommendation that Council continue to ensure that soil reports prepared to support Building Permit applications include testing for Coastal Acid Sulphate soil.

Other issues

Other issues raised by submitters but outside the scope of this RLUS included:

- Desire for more rural lifestyle development. Some submitters nominated land, currently zoned Farming or Rural Conservation, for rezoning to Rural Living.
- Need for more land to be covered by the Rural Conservation Zone and lack of detailed assessment of environmental values and identification of wildlife corridors.

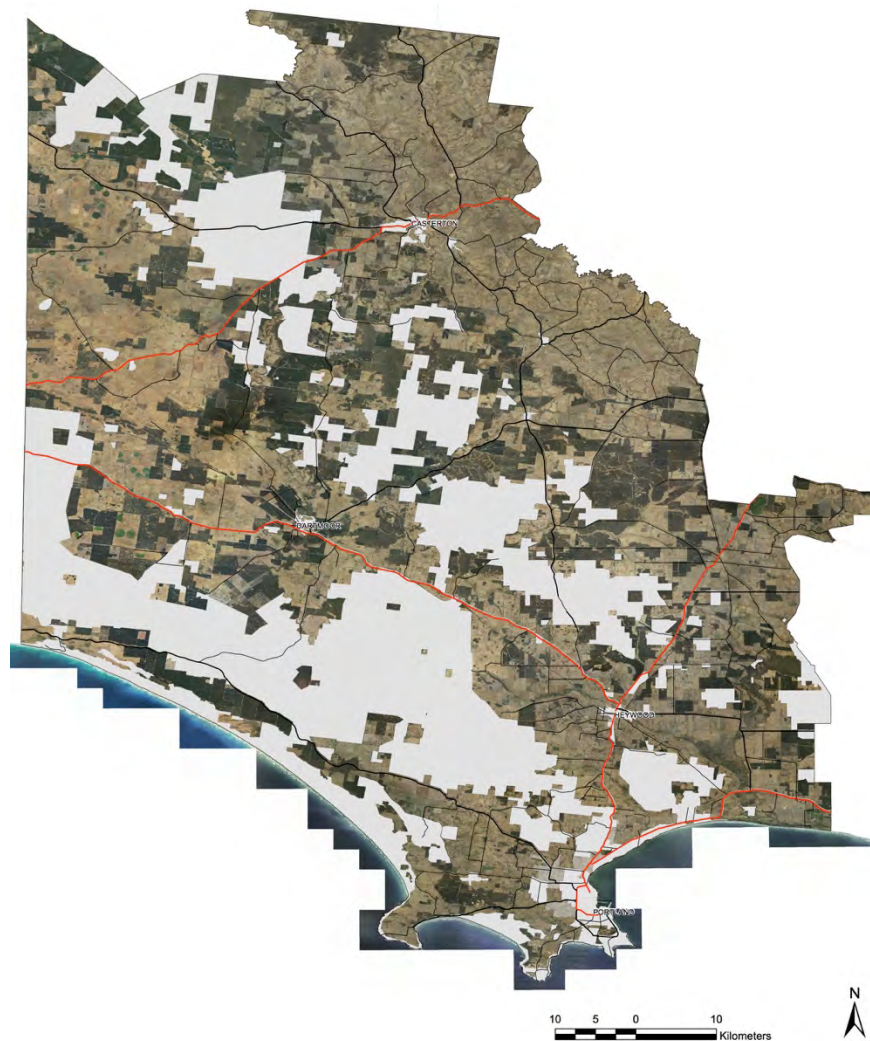
The RLUS seeks to facilitate a coordinated approach to rural land use and development and sets out a framework to respond to issues, opportunities and competing demands for rural land. In so doing, it has considered many of the key issues raised in this section.

1.5 STUDY AREA

For the purposes of this study rural land includes all private land currently within the Farming Zone and Rural Conservation Zones (Figure 1). In 2016, the scope was expanded to include an assessment of land recommended for rezoning to Rural Living as part of Amendment C78.

Land use on public, urban and other rural living zoned land is considered where it impacts use and development of land within the scope of this study. Most private rural land in Glenelg is used for primary production including livestock grazing and forestry. Around 15% of the land area is Crown land held in state or national reserves.

FIGURE 1: GLENELG RURAL LAND



1.6 BACKGROUND

Preparation of the RLUS has been driven by changes in rural land use and the policy and strategy context guiding rural land use and development in Glenelg.

RURAL LAND USE CHANGE

Agriculture and forestry are a significant component of the Glenelg economy and the major users of rural land. These sectors are constantly adapting to changes in global markets, consumer preferences, climate and technology. Within agriculture, increasing farm scale and intensification of production methods, reflect responses to economic drivers. In forestry, the industry is consolidating its position following a period of contraction with the dismantling of the managed investment schemes. The outlook for the agricultural and forestry industries is positive.

In addition to food and fibre production, there are opportunities for rural industries that value add to agriculture and forestry and rural tourism based on the Shire's natural attractions, heritage and cultural heritage values.

The rural areas of the Shire, particularly the Portland hinterland, are valued for the lifestyles they afford. Rural living is provided in planned estates; however, *ad hoc* rural residential development is resulting in conversion of land from commercial agriculture to rural lifestyle. Competition between commercial agriculture and rural lifestyle can have adverse consequences on future investment in agriculture.

POLICY AND STRATEGY

A new suite of rural zones was introduced in 2004 by Ministerial Amendment to the Victoria Planning Provisions and by direct translation to the Glenelg Planning Scheme in 2006. This resulted in application of the Farming Zone to land previously zoned Rural and the Rural Conservation Zone to land previously zoned Environmental Rural. Direct translation has meant that the new zones were applied without strategic justification or analysis to ensure that the zone objectives and minimum lot size schedules were appropriate to the existing uses, land attributes and promotion of the desired land use outcomes.

In September 2013, Ministerial Amendment VC103 introduced a number of changes to the rural zones including allowing more discretionary uses, removing some prohibited uses and deleting the requirement that planning approval for some uses is subject to meeting conditions. This included the requirement for

an applicant to prove *'whether a dwelling is reasonably required for the agricultural activity conducted on the land.'* In the absence of policy, Council and the community are no longer afforded an opportunity to consider the appropriateness of a wider suite of development opportunities.

A review of the performance of the planning scheme, including planning panel and VCAT reports, found that while Council is faithfully administering the planning scheme, there are opportunities to improve its performance, provide greater clarity to owners of rural land and address a number of legacy issues, including:

- Anomalies arising from the direct translation of the rural zones and subdivision of historic townships
- A substantial supply of small lots in the Farming Zone and Rural Conservation Zone
- The need for additional policy guidance to assess planning permit applications for subdivision and dwellings in the Farming Zone and Rural Conservation Zone
- The need to review the minimum lot size schedules in the Farming Zone and Rural Conservation Zone.

State and local government are seeking to support economic development through strategies and plans such as the Great South Coast Regional Growth Plan⁴ the Glenelg Sustainable Settlement Strategy⁵ and Strategic Futures Plan⁶. The current strategic context for Glenelg Shire identifies a number of considerations and directions for the Rural Land Use Strategy including:

- Strong support in state, regional and local strategies for the protection of rural land for primary production
- Strong support at the national, state and regional level to capitalise on the competitive advantages of the region including the Port of Portland and capability to grow food, fibre and timber export opportunities
- Opportunity to better align the Glenelg Planning Scheme with the directions of the Regional Growth Plan
- Consider climate change implications for natural resources, agriculture, aquaculture and timber production in the Shire
- Consider the development of designated transport networks to support tourism and the transportation of timber within the Green Triangle region
- Support emerging and potential tourism opportunities associated with natural features of the Shire and building on existing tourism product

- Incorporate recommendations of the Glenelg Strategic Futures Plan, Glenelg Industrial Land Use Plan, Glenelg Sustainable Settlement Strategy, and Glenelg Future Land Use Strategy.

A wide-angle photograph of a lush green agricultural field, likely a soybean field, stretching towards a distant treeline. The sky is overcast and grey. In the foreground, a dirt path or furrow runs through the crops. A large, dark, rounded tree stands on the right side of the field. In the background, several utility poles are visible against the horizon.

2 STRATEGIC DIRECTIONS

2.1 STRATEGIC CONTEXT

State, regional and local government plans and strategies set out intentions for the use and development of rural land. Council will need to demonstrate that they have considered these directions in the amendment of its planning scheme. Strategies and plans relevant to Glenelg's rural areas are listed in (Appendix 1) and a detailed review is provided in the Technical Assessment Report. The strategic context for Glenelg identifies a number of considerations and strategic directions for rural land including:

- Strong support in state, regional and local strategies to promote agriculture, protect agricultural land and not prejudice opportunities for future agricultural use of the land.
- Strong support at the national, state and regional level to capitalise on the competitive advantages of the region e.g. the Port of Portland, capability to grow food, fibre and timber export opportunities.
- Strong support for protection of cultural heritage, and environmental values and minimising impacts upon rural landscape and character from changes to land use and development.
- Strong support for balancing the desire for rural lifestyle with protecting productive rural land use by discouraging additional dwellings.
- Strong support for minimising the impacts of environmental hazards including bushfire, flood, acid sulfate soils, and climate change induced storm surge and sea level rise as a result of climate change.
- The opportunity to better align the Glenelg Planning Scheme with the directions of the Regional Growth Plan.
- Implications of climate change for natural resources, agriculture, aquaculture and timber production.
- Implications and opportunities of designated transport networks to support tourism and the transportation of timber within the Green Triangle region.
- Support for emerging and potential tourism opportunities associated with natural features of the Shire that build on existing tourism product.
- Incorporate the recommendations identified in the Glenelg Strategic Futures Plan, Glenelg Industrial Land Use Plan and Glenelg Sustainable Settlement Strategy Future Land Use Strategy.
- Consider strategies identified in the Municipal Strategic Framework Plan, including:

- Protect large-scale rural properties to maximise their capability for agricultural land use as a key economic activity within the region.
- Promote the gas pipeline route and encourage industry to consider utilising the natural gas opportunity within the Shire.
- Protect and sensitively promote the Budj Bim National Heritage Landscape and local Aboriginal culture.
- Recognise Mt Richmond National Park as an important environmental and tourism asset.
- Promote and protect Significant Coastal Landscapes.
- Recognise established wind farms as important renewable energy sources.
- Apply a 40 ha and 100ha minimum lot size for the Farming Zone.

2.2 POLICY CONTEXT

The current policy context for Glenelg's rural areas provides support for economic development based on the Shire's natural resources and strategic location while ensuring that environmental and amenity values are protected and enhanced. The current objectives and strategies for rural land set out in the Glenelg Planning Scheme are consistent with State Policy and provide strong support to:

- Promote primary production including agriculture and forestry
- Protect natural and environmental values and minimise risks associated with natural hazards
- Promote rural industries and rural based tourism in appropriate locations.

PLANNING CONTROLS

The following provides an overview of the planning controls that apply to rural land in Glenelg. Detailed descriptions are provided in the Technical Assessment Report. Figure 2 illustrates the current zoning of rural land in Glenelg.

Farming Zone (FZ): The main zone for agricultural areas aimed at encouraging retention of productive agricultural land and discouraging uses that may have adverse impacts on agriculture. This has been applied to the majority of rural land in Glenelg Shire.

Rural Conservation Zone (RCZ): Aims to protect land with significant environmental, heritage or cultural values. There are three schedules to the RCZ:

- RCZ 1: Promotes conservation of the environment, landscape and vegetation qualities of the area through encouraging sound management practices and land capability principles, which recognise the environmental sensitivity and biodiversity of the locality to which the Schedule is applied.
- RCZ 2: Promotes sustainable agricultural and horticultural uses based on the productive capabilities of the soil and to discourage the location of non-soil-based activities, which would result in the loss or under-use of agricultural land.
- RCZ 3: Applied to a small strip of coastal land to the east of Narrawong that is within the Surry River estuary and floodplain and comprises part of a primary coastal dune system.

The minimum lot sizes associated with these zones range in size from 2 to 40 hectares (Table 1).

TABLE 1: RURAL ZONE MINIMUM LOT SIZES

ZONE	MINIMUM SUBDIVISION AREA (HA)	MINIMUM AREA FOR WHICH NO PERMIT IS REQUIRED FOR A DWELLING (HA)
Farming	40	40
Rural Conservation – Schedule 1	40	
Rural Conservation – Schedule 2	2	A permit is required for all dwellings
Rural Conservation – Schedule 3	40	

OVERLAYS

A number of overlays apply to rural areas of the Shire including the Significant Landscape Overlay (Figure 3), Environmental Significance, Flood Overlay and Land Subject to Inundation Overlay (Figure 4) and Bushfire Management Overlay, Airport Environs Overlay (Figure 5).

There are three schedules to the significant Landscape Overlay (SLO):

- SLO 1 - Glenelg River Estuary and surrounds
- SLO 2 - Bridgewater Lakes and surrounds
- SLO 3 - Cape Bridgewater and Cape Nelson

There are four schedules to the Environmental Significance Overlay (ESO):

- ESO 1 – Coastal areas
 - Ensure the long term protection of coastal and marine ecosystems.
 - Prevent inappropriate development in coastal areas that is likely to prejudice the long term environmental values of the coast.
- ESO 2 – Wetlands and waterways
 - Maintain environmental diversity and quality of areas that constitute wet lands, swamp lands, intertidal areas, lagoons and significant water ways.
 - Prevent inappropriate development adjacent to significant wet lands and water ways.
 - Prevent pollution of significant water ways and wet lands and the degradation of habitat areas.
- ESO 3 – Red-tailed black cockatoo habitat areas
 - Protect areas of critical breeding habitat of the endangered Red-tailed Black Cockatoo by ensuring the retention of suitable nesting trees within the bird’s known nesting area.
- ESO 4 – Coastal and wetland areas
 - Ensure the long term protection of coastal, marine, flood plain and wetland ecosystems.
 - Prevent inappropriate development that is likely to prejudice the long term environmental values of coastal dune and wetland areas.
 - Maintain environmental diversity and quality of areas that constitute wetlands, swamp lands, intertidal areas, lagoons and significant waterways.
 - Prevent pollution of significant waterways and wetlands and the degradation of habitat areas.

FIGURE 2: ZONING OF RURAL LAND

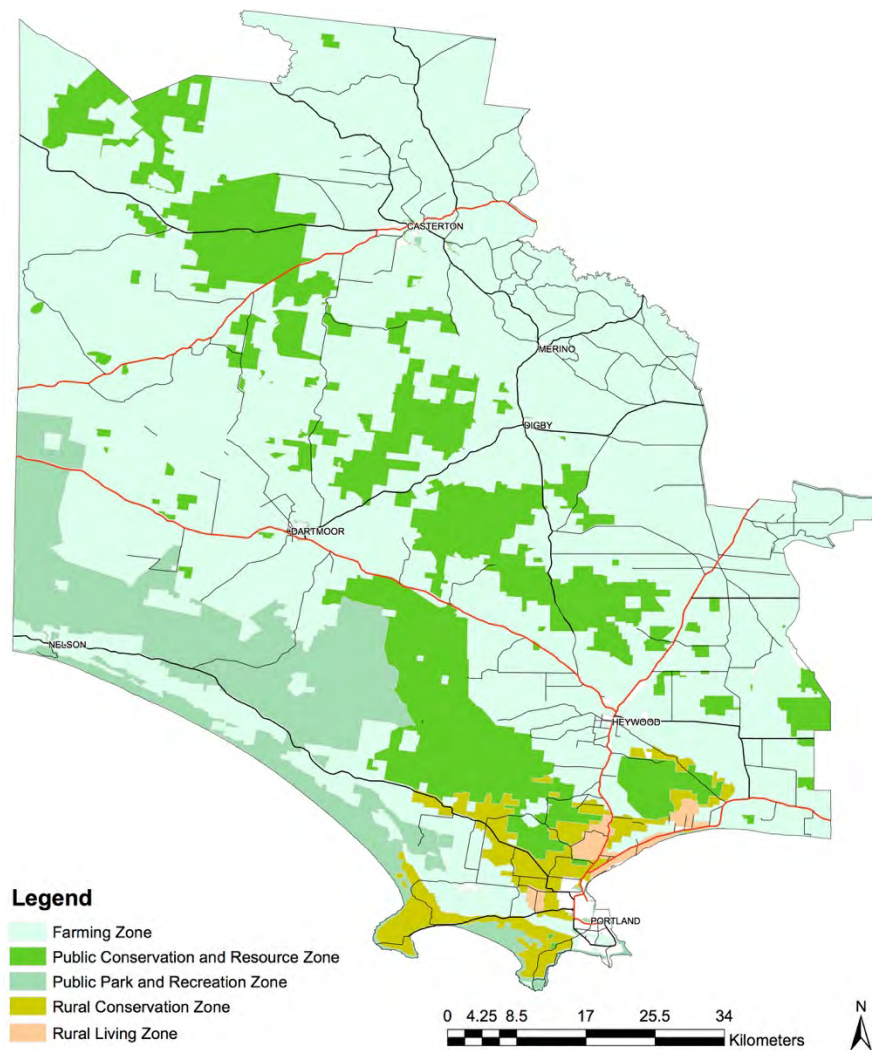


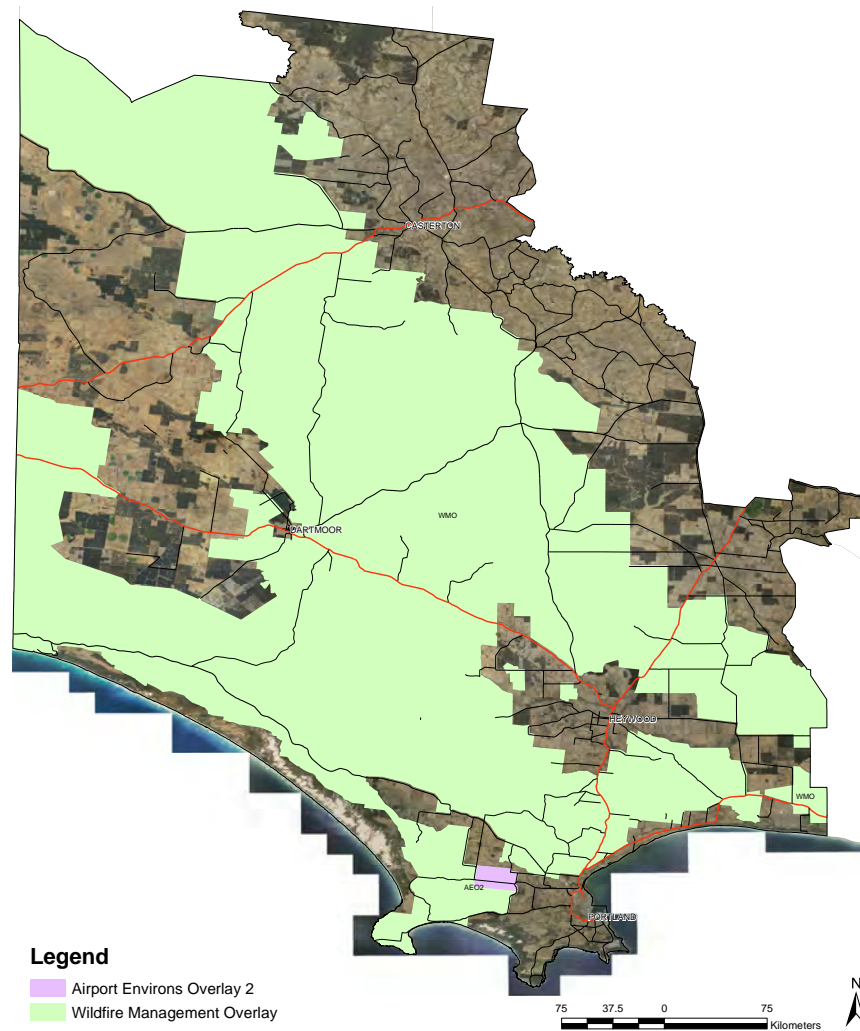
FIGURE 3: OVERLAYS ON RURAL LAND



FIGURE 4: OVERLAYS ON RURAL LAND



FIGURE 5: OVERLAYS ON RURAL LAND



PLANNING SCHEME PERFORMANCE

An audit of the existing rural planning controls found that while Council is faithfully administering the planning scheme, there are opportunities to improve the performance of the Scheme and address legacy issues including:

- Anomalies arising from the direct translation of the rural zones and subdivision of historic townships.
- A substantial supply of small rural lots in the Farming Zone and Rural Conservation Zone.
- The need for additional policy guidance to assess subdivision and dwelling planning permit applications in the Farming Zone and Rural Conservation Zone.
- The need to review minimum lot size schedules in the Farming Zone and Rural Conservation Zone.
- Preparing policy responses to issues and recommendations raised in Planning Panel reports, Planning Scheme reviews and VCAT hearings relevant to rural land.

MINISTERIAL AMENDMENT OF THE RURAL ZONES

Amendment VC103 in 2013 introduced a number of changes to the Farming Zone and Rural Conservation Zone. Changes to the Farming Zone included:

- Introduction of an objective to support population retention to sustain rural communities
- Removing the 'in conjunction' test for a dwelling.
- Allowing more tourism related uses, removing prohibition of some land uses and introduction of more permit exemptions.

In deleting the requirement for an applicant to prove 'whether the dwelling is reasonably required for the agricultural activity conducted on the land' the key remaining decision guideline regarding the nexus between dwellings and agriculture is 'the potential for the proposal to lead to a concentration or proliferation of dwellings in the area and the impact of this on the use of the land for agriculture'.

There is some concern that in the absence of policy, there will be an increase in dwellings and other uses, not associated with primary production in important agricultural areas of the Shire. Given the policy change and trends in permit applications for rural dwellings in Glenelg, it is concluded that additional policy

guidance is required to ensure that dwellings in the Farming Zone are genuinely required for agriculture and other 'non-agricultural' uses and developments will not compromise the agricultural potential of adjoining or neighbouring land.

In the Rural Conservation Zone, the changes included removing the 'in conjunction' test for some tourism related uses, reducing permit thresholds for accommodation, removing prohibition of some land uses and introducing more permit exemptions.

Additional policy guidance may be required as to the types of uses that should be promoted within the Farming Zone and Rural Conservation Zone; uses that may be considered and allowed with conditions; and uses that would be discouraged.

In 2018, Amendment VC150 introduced planning reforms for animal industries in response to the recommendations of the Animal Industries Advisory Committee. The reforms include changes to the definitions for intensive animal husbandry and a simplified application process for some poultry and pig farms that meet certain criteria. Currently, no additional policy guidance is required in response to this amendment.

LEGACY ISSUES

A significant legacy of past planning practice and decision making is a substantial supply of small lots in the Shire's rural areas and landholder expectation that they will be able to construct a dwelling. In addition, there is a mismatch between the original intent of subdivision to provide for intensive agriculture and prevent timber plantation development, and the current zoning for Rural Conservation. The fragmentation of this land, some of which has very high capability for agriculture, has reduced its attractiveness for commercial-scale agriculture because:

- Increased land prices have fuelled speculation and farmers are deterred from investing in their operations as they anticipate the conversion of their land out of commercial agriculture
- Higher capitalisation of smaller farms which makes them less attractive purchases for farm expansion.
- The risk of rural land use conflict has increased with more, primarily residential migrants in the agricultural landscape.

An analysis of planning permit applications found that most planning permit applications were for new dwellings or subdivision. Of these, most planning

permits were for dwellings in the Farming Zone, Rural Conservation Zone 1 and Rural Conservation Zone 2 in the Portland hinterland. The proximity of this area to Portland and its amenity makes it very attractive for rural lifestyle. Ground survey confirmed that parts of the hinterland are predominantly used for hobby farming and rural living despite being zoned Farming or Rural Conservation.

A review of recent Victorian Civil and Administrative Tribunal (VCAT) cases found most involve subdivision or dwelling permit applications on land in the RCZ 1 and RCZ 2 and serve to highlight the significant legacy of the RCZ2 2 hectare minimum subdivision schedule and the need for a clear policy position to respond to these issues.

There is a clear expectation in state policy that high quality agricultural land and land with significant environmental values will be protected from fragmentation. Local policy should support this position and reinforce that:

- Rural lots do not carry 'entitlement' to a dwelling
- Subdivision in the Farming Zone is a tool to facilitate rearrangement of land parcels to suit contemporary agricultural practices and incremental business growth.

2.3 ECONOMIC AND POPULATION DRIVERS

The Shire economy is underpinned by manufacturing, agriculture and property services. In terms of output these industries generate, \$1.7 billion, \$213 million and \$160 million respectively. Manufacturing, agriculture and health care and social assistance are the three top employment sectors.

In 2013, the population of Glenelg was just under 20,000 and is forecast to remain relatively steady until 2031. The major service centre is Portland (pop. 10,000) and other key towns include Heywood (pop. 1,200), Casterton (pop. 1,300) and Dartmoor (pop. 270).

The rural areas of Glenelg are diverse with a mix of topographies, landscapes and settlements across which drivers of land use change have varying impacts. While rural towns play an important local service role, some settlements face challenges associated with their remote location and reducing population. Maintaining population and promoting economic diversity are important aspirations to these communities.

Portland is the economic, employment and service hub of the municipality with strong connections to the nearby town of Heywood. Population growth and tourism are key drivers of rural land use change. Heywood provides a similar but

smaller role to Portland providing employment and services to rural communities such as Dartmoor. Casterton is the main service centre in the north of the municipality.

Significant wilderness areas, rivers and coasts present opportunities in terms of tourism. However, development needs to respond to natural hazards such as bushfire, sea level rise and coastal acid sulphate soils to protect life and property and avoid damage to infrastructure and buildings.

To respond to the diversity of land uses, settlement patterns and local opportunities and challenges, rural policy should be tailored to meet the specific land use outcomes within rural precincts, rather than a 'one-size-fits-all' approach.

2.4 AGRICULTURE

In terms of output, agriculture forestry and fisheries is the third largest economic sector in Glenelg and the fourth highest employer. In 2011, gross value of agriculture in Glenelg:

- Totalled around \$197 million and was 11% of regional gross value of agriculture and 2% of Victorian gross value.
- Meat, milk and wool were the largest commodities by value.
- Increased by \$49million from 2001.
- Meat and milk sectors, increased by \$33million and \$10million respectively from 2001.

Meat and milk production in Glenelg contribute to regional industries of national importance. Products are processed in regionally located facilities. The outlook for these two industries is strong. Trends in agricultural industries that are significant for a review of rural planning policy include:

- Increase in the physical size of farms.
- Increase in business scale and intensification of production systems.
- Flexibility to adapt production systems to changing markets and climate change.

Glenelg has a number of competitive advantages that provide opportunities for further growth in agriculture:

- Significant areas of highly productive agricultural land (unfragmented, good quality soils with access to groundwater for irrigation) (Figure 6).
- Significant groundwater reserves.

- Farmland of state significance based on the combination of high capability soils, access to irrigation and industry clusters of state significance.
- A mild climate that is not projected to be impacted under future climate scenarios as significantly as other Victorian regions.
- Access to Port of Portland.

Commercial agriculture requires the flexibility to respond to market and consumer changes, adopt new technology and more intensive production systems and adapt to the impacts of climate change. Planning should promote agriculture by:

- Clearly identifying locations where agriculture will be the primary land use with policy to prevent land fragmentation.
- Protecting productive agricultural land.
- Facilitating parcel sizes suited to contemporary agricultural management practices and unencumbered by unwanted infrastructure, particularly dwellings.
- Maintaining separation between commercial agriculture and sensitive uses, such as urban and rural residential settlement, to minimise risk of offsite impacts and support efficient and optimal agricultural operations.
- Providing for on-farm agricultural infrastructure associated with vertical integration and value adding
- Providing opportunities for rural living and hobby farming in appropriate locations.
- Ensuring that there is separation between intensive animal industries and sensitive uses.

FIGURE 6: PRODUCTIVE AGRICULTURAL LAND

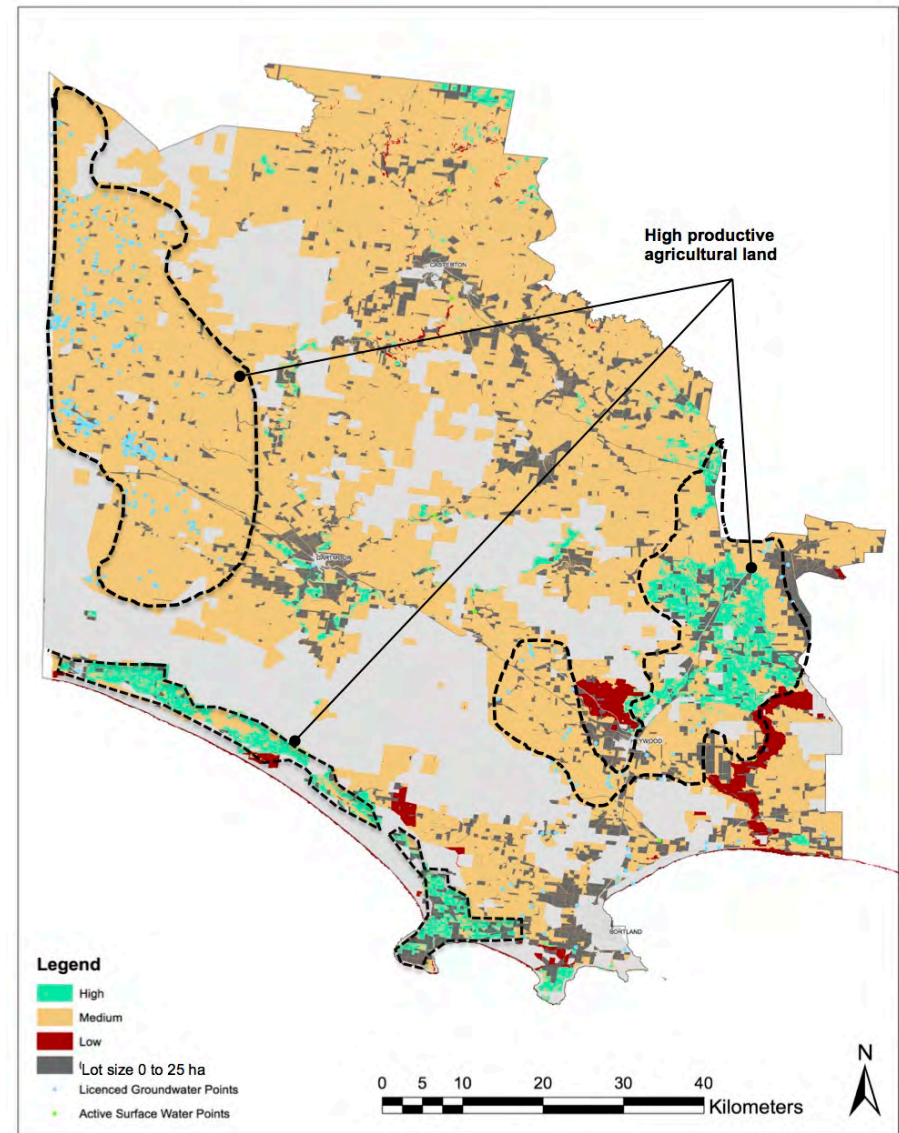
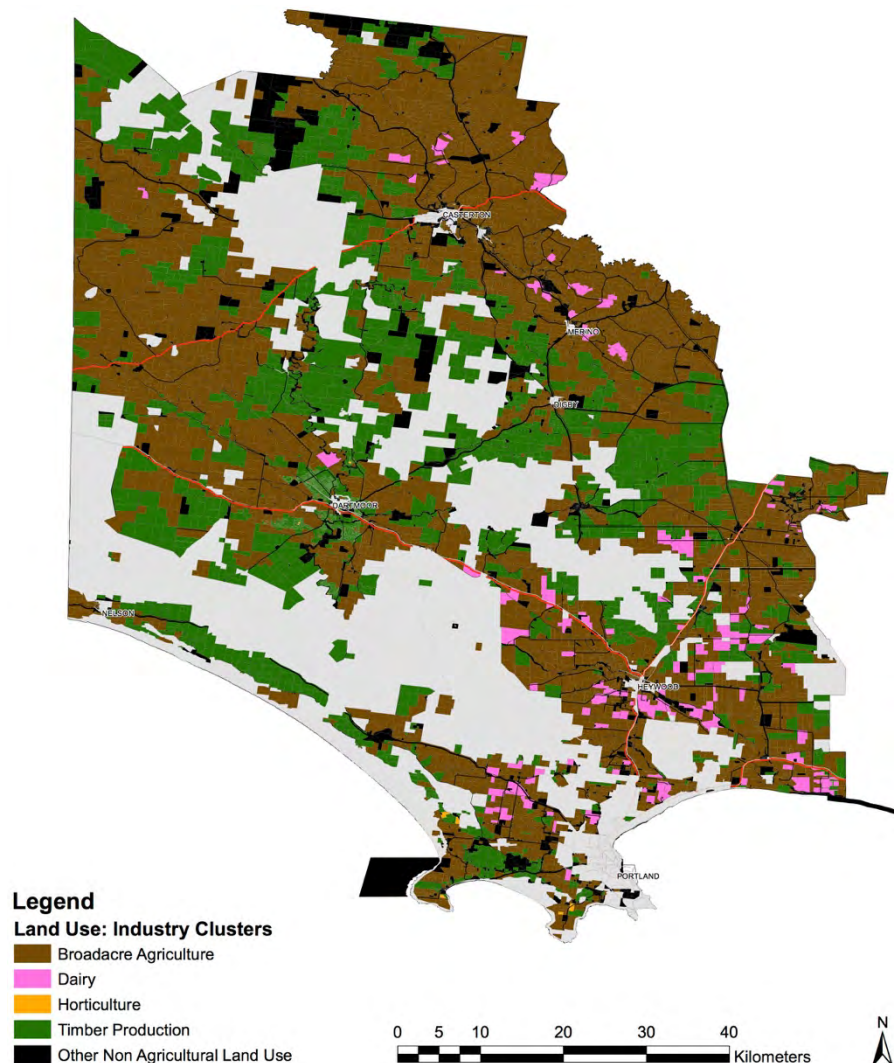


FIGURE 7: RURAL LAND USE 2010



2.5 TOURISM

Tourism is a well-established industry in Glenelg. The Shire’s expansive beaches, scenic and rugged coasts, National Parks, and rich European and Indigenous heritage are important tourism assets. The key townships servicing visitors include Portland, Heywood, Dartmoor, Nelson, Dutton Way and Cape Bridgewater and Casterton and each has a unique tourism offer and experience. The State and local government strategic direction for Glenelg tourism focuses on capitalising on existing assets to provide a greater range, and better quality experiences to increase visitor numbers and yield. Planning can support growth in rural-based tourism by:

- Clearly identifying locations for rural tourism and the scale and types of developments to be supported
- Promoting rural based tourism in conjunction with key tourism assets including the: Great South West Walk, Melbourne – Adelaide tourism route, Budj Bim Heritage Precinct, Glenelg’s rural villages, National Parks and the Port of Portland.
- Promoting nature-based tourism and agri-food experiences
- Ensuring tourism facilities in the rural areas of Glenelg are of a nature, scale and sited to avoid conflict with surrounding land uses, preserve the rural landscape and environmental values.
- Locating high quality large scale tourism facilities in proximity to major towns and established tourism nodes.

2.6 FORESTRY

Timber production in Glenelg is part of the nationally significant Green Triangle region. There is opportunity for further development of the industry including expansion of timber processing and manufacturing and consolidation of the plantation estate. Climate change is projected to have little or minimal impact on land suitability for timber production. However, lower rainfall and water temperatures may impact tree growth rates and mortality and require a shift to more drought tolerant tree species. Trends, issues and opportunities in forestry that should be considered in a review of planning policy include:

- Promote expansion of plantation forestry in appropriate locations.
- Bushfire risk for settlements in proximity to plantations.
- Appropriate locations for processing facilities with access to the necessary infrastructure and separation from sensitive uses.

The current policy position supports timber production on private land. Planning should continue to acknowledge the importance of the industry however additional policy guidance is currently not warranted.

2.7 AQUACULTURE

The Abalone Fishery is Victoria's most valuable commercial fishery. Most of the catch is exported to international markets, predominately in Asia. South west Victoria is one of three locations of land-based aquaculture in Victoria. Land based abalone aquaculture requires coastal locations for supply of seawater. Competition for coastal land and the threat of sea level rise are significant challenges and separation from adjoining land uses is important to protect biosecurity and ensure disease exclusions. There is potential for further growth in the industry based on high demand particularly from Asia.

2.8 CULTURAL HERITAGE

Glenelg has a rich Aboriginal cultural heritage with Lake Condah, Tyrendarra and Budj Bim identified as areas of significance. The National Heritage Listed Budj Bim lava flow landscape is home to some of the oldest known examples of man-made aquaculture systems in the world, as well as evidence of numerous Aboriginal settlements. The Gunditjmara people built a complex system of weirs and eel traps across 3,000 hectares of land, enabling them to construct housing and villages. Budj Bim is currently being considered for UNESCO World Heritage listing and state government is supporting improvements to visitor facilities.

The Budj Bim National Heritage Landscape provides a unique point of difference within the Victorian and national tourism market and an important opportunity for the Gunditjmara community to maintain and rehabilitate the land, develop economic independence, jobs, cultural protection and connection to country. The Budj Bim Master Plan7 sets out key actions to develop the landscape as a sustainable tourism destination.

The Shire also possesses a significant historic cultural heritage associated with early European settlement. Buildings and sites are listed on the Register of the National Estate, Victorian Heritage Register and Inventory, National Trust and the Glenelg Shire Heritage Overlay, with most of these located in Portland.

There is potential to capitalise on the existing tourism product cultural heritage of Glenelg by promoting rural based tourism in conjunction with key assets including: Budj Bim Heritage Precinct and Glenelg's rural villages.

2.9 RURAL HOUSING AND SETTLEMENTS

Rural residential development is a legitimate use of rural land and a part of providing housing diversity and choice. However, state policy makes it clear that:

- It should be provided when:
 - It aligns with the overall strategic planning of the municipality
 - There is a demonstrated demand and need for this type of housing
- It should be provided where:
 - It integrates with existing urban areas and is accessible to social and community infrastructure
 - Natural resources, including productive agricultural land, environmental landscape and heritage values will not be impacted and natural hazards are avoided
 - It is compatible with existing and likely land uses
 - The land is capable of sustainably supporting water, wastewater and road services.

There is an extensive supply of land zoned for Rural Living around Portland⁸ (Portland, Narrawong and Bolwarra).

There is currently a significant supply of small lots in the rural areas with over 7,500 lots (or 50% of all lots in the FZ and RCZ) under 10ha (Table 2). Given the trend for increasing scale of agricultural businesses and the risk of introducing or exacerbating rural land use conflict, further fragmentation should be avoided.

In locations where commercial agriculture is or likely to be the long term land use, planning policy should reinforce that subdivision is a tool to facilitate rearrangement of land parcels to suit contemporary agricultural practices and facilitate incremental business growth. Policy should also reinforce that rural lots do not carry an 'entitlement' to a dwelling and ensure that new dwellings do not lead to fragmentation of rural land.

TABLE 2: LOT SIZE IN THE FARMING ZONE AND RURAL CONSERVATION ZONE

ZONE	<10ha	<40HA	TOTAL NUMBER OF LOTS
Farming	51%	75%	13,723
Rural Conservation – Schedule 1	48%	81%	440
Rural Conservation – Schedule 2	58%	91%	810
Rural Conservation – Schedule 3	100%	100%	18

There are small townships and settlements across Glenelg including Nelson, Dartmoor, Merino, Digby and Sandford within which dwelling development is constrained by lack of reticulated water and sewerage. Grampians Wimmera Mallee Water has confirmed that reticulated services will not be provided to these towns. These towns have small and declining populations but have modest aspirations to reverse the population trend and capitalise on their strategic location and commuting distance to Casterton, Hamilton or Mount Gambier or tourism potential. Planning can support retention of population and promote employment in nominated rural townships.

2.10 LANDSCAPE

Coastal and rural landscapes are an important element of Glenelg's identity and tourism offer. Significant coastal and rural landscapes have been identified for which overlay controls were recommended^{9,10} and while some of these have been gazetted, a number are still to be incorporated in the planning scheme. This RLUS supports the recommendations of the Coastal Spaces Landscape Assessment and South West Landscape Assessment Study to introduce additional Significant Landscape Overlays in to the Glenelg Planning Scheme.

2.11 ENVIRONMENTAL VALUES AND HAZARDS

Glenelg hosts a number of significant environmental assets, particularly waterways including: Glenelg River (between Dartmoor and Nelson), Crawford River, Stokes River, lower Surry River and estuary, Darlot Creek, lower Fitzroy River and estuary. Apart from Stokes River, all the priority waterways are identified by the Environmental Significance Overlay – Schedule 2. No further planning controls are therefore warranted.

Natural hazards including flood, bushfire is currently recognised in the planning scheme through the application of the Flood, Land Subject to Inundation and Bushfire Management Overlays respectively. Mapping of areas with potential for

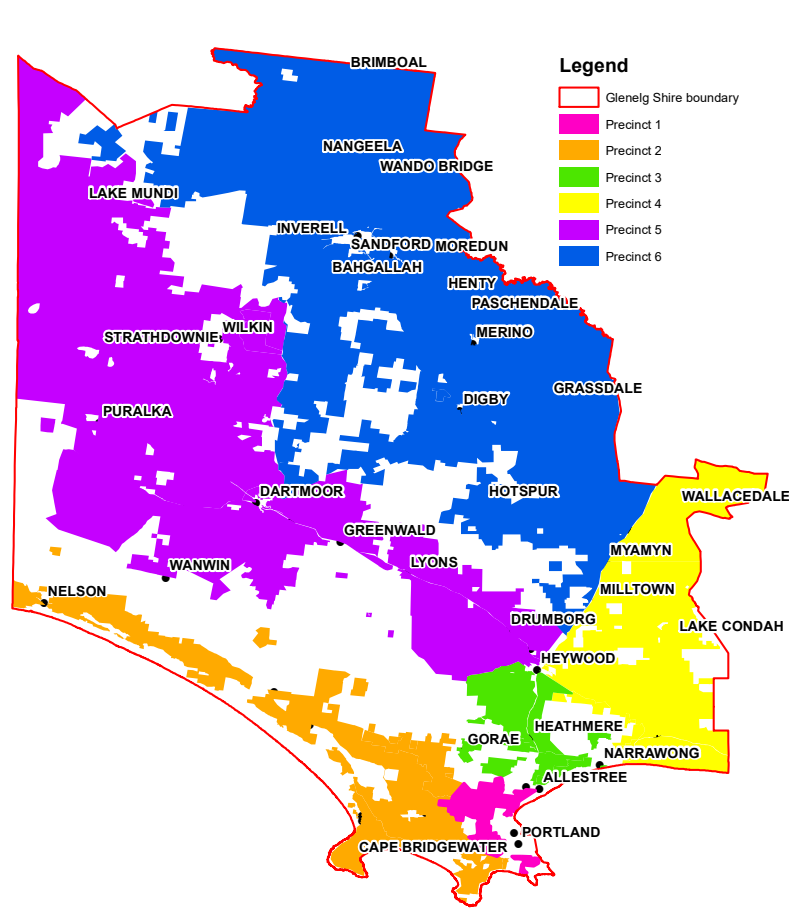
Coastal Acid Sulphate soils has identified rural locations where soils disturbance could result in acidification with significant impacts on infrastructure and environmental values. It is recommended that Council continue to ensure that soil reports prepared to support Building Permit applications include testing for Coastal Acid Sulphate soil.

2.12 CONCLUSION

The strategic directions and implications in this chapter along with the vision for rural land underpin recommendations for planning policy set out in the following sections. The strategic directions and implications are summarised here:

PRECINCTS

- Enable a differentiated policy position to be developed in recognition of the diverse rural areas by identifying rural precincts and preparing policy that responds to the particular land use and development circumstances.



POLICY

- Provide policy guidance to address legacy issues including:
 - Anomalies arising from the direct translation of the rural zones and subdivision of historic townships.
 - A substantial supply of small rural lots in the Farming Zone and Rural Conservation Zone.
 - Policy guidance to assess subdivision and dwelling planning permit applications in the Farming Zone and Rural Conservation Zone.
 - Review minimum lot size schedules in the Farming Zone and Rural Conservation Zone.
 - Preparing policy responses to issues and recommendations raised in Planning Panel reports, Planning Scheme reviews and VCAT hearings relevant to rural land.

AGRICULTURE

- Clearly identify locations where agriculture will be the primary land use with policy to prevent land fragmentation.
- Facilitate parcel sizes suited to contemporary agricultural management practices and unencumbered by unwanted infrastructure, particularly dwellings.
- Maintain separation between commercial agriculture and sensitive uses, such as urban and rural residential settlement, to minimise risk of offsite impacts and support efficient and optimal agricultural operations.
- Provide for on-farm agricultural infrastructure associated with vertical integration and value adding
- Ensure that there is separation between intensive animal industries and sensitive uses.

FORESTRY

- Clearly identify locations where forestry will be the primary land use with policy to prevent land fragmentation.
- Maintain separation between forestry and sensitive uses, to minimise risks of offsite impacts and protect from bushfire

AQUACULTURE

- Promote growth of the aquaculture industry by ensuring development is set back from coastal areas and clustered around towns and villages.

- Ensure separation between aquaculture and urban settlement and land uses that may impact biosecurity.

RURAL LIVING AND SETTLEMENTS

- Provide opportunities for hobby farming in appropriate locations.
- Support population retention in nominated rural townships
- Ensure separation between rural residential dwellings and industrial uses

TOURISM

- Clearly identifying locations for rural tourism and the scale and types of developments to be supported
- Promoting rural based tourism in conjunction with key tourism assets including the: Great South West Walk, Melbourne – Adelaide tourism route, Budj Bim Heritage Precinct, Glenelg’s rural villages, National Parks and the Port of Portland.
- Promoting nature-based tourism and agri-food experiences
- Ensuring tourism facilities in the rural areas of Glenelg are of a nature, scale and sited to avoid conflict with surrounding land uses, preserve the rural landscape and environmental values.
- Locating high quality large scale tourism facilities in proximity to major towns and established tourism nodes.

LANDSCAPE, ENVIRONMENTAL VALUES AND HAZARDS

- Protect rural landscapes by incorporating the recommendations of the Coastal Spaces Landscape Assessment and South West Landscape Assessment Study
- Ensure the threat from disturbance of coastal acid sulphate soils is managed to protect infrastructure, buildings and environmental values

A wide-angle photograph of a large rose nursery. The foreground and middle ground are filled with rows of vibrant roses in various colors, including pinks, reds, and whites. The plants are supported by wooden stakes. In the background, a sprinkler system is active, with multiple nozzles spraying water over the field. The sky is overcast with grey clouds. The overall scene depicts a well-maintained agricultural landscape.

3 RURAL LAND USE STRATEGY

3.1 OVERVIEW

Based on the findings of the review of rural land including stakeholder consultation, it is recommended that the following elements be embraced as the municipality's Rural Land Use Strategy.

3.2 PRINCIPLES

Preparation of this Rural Land Use Strategy is underpinned by the following principles.

- Past planning decisions and legacies will not be justification for maintaining inappropriate planning policy nor will they provide precedents.
- Planning policy will not be used to solve issues that are the domain of good business planning and management, including succession planning and farm viability.
- All rural land is not necessarily agricultural land. Rural land can and should provide for a range of legitimate uses including commercial agriculture, rural industry, extractive industries, rural residential, discrete tourism and hobby farming. However, planning should ensure that these are provided such that they do not negatively impact each other or result in rural land use conflict.

3.3 VISION

A vision for the Shire's rural areas has been prepared that responds to rural land use and development issues and opportunities identified through research and consultation. The vision underpins recommendations for changes to planning policy and updates to the Glenelg Planning Scheme.

Glenelg's rural land is integral to the economy, identity and liveability of the Shire. Natural resources, wilderness, coasts and cultural heritage support thriving rural industries, vibrant rural communities and unique visitor destinations and experiences.

Primary production (agriculture, forestry and aquaculture) sustains a thriving processing sector that capitalises on the competitive advantage afforded by the Port of Portland and is a pivotal component of the Glenelg economy. Careful planning ensures that the natural resources underpinning primary production are protected and that industries have the flexibility to innovate and adapt to changing climate and new technologies and markets.

Glenelg is a renowned tourism destination offering diverse experiences that capitalise on and complement its pre and post contact cultural heritage, natural attractions and rural industries.

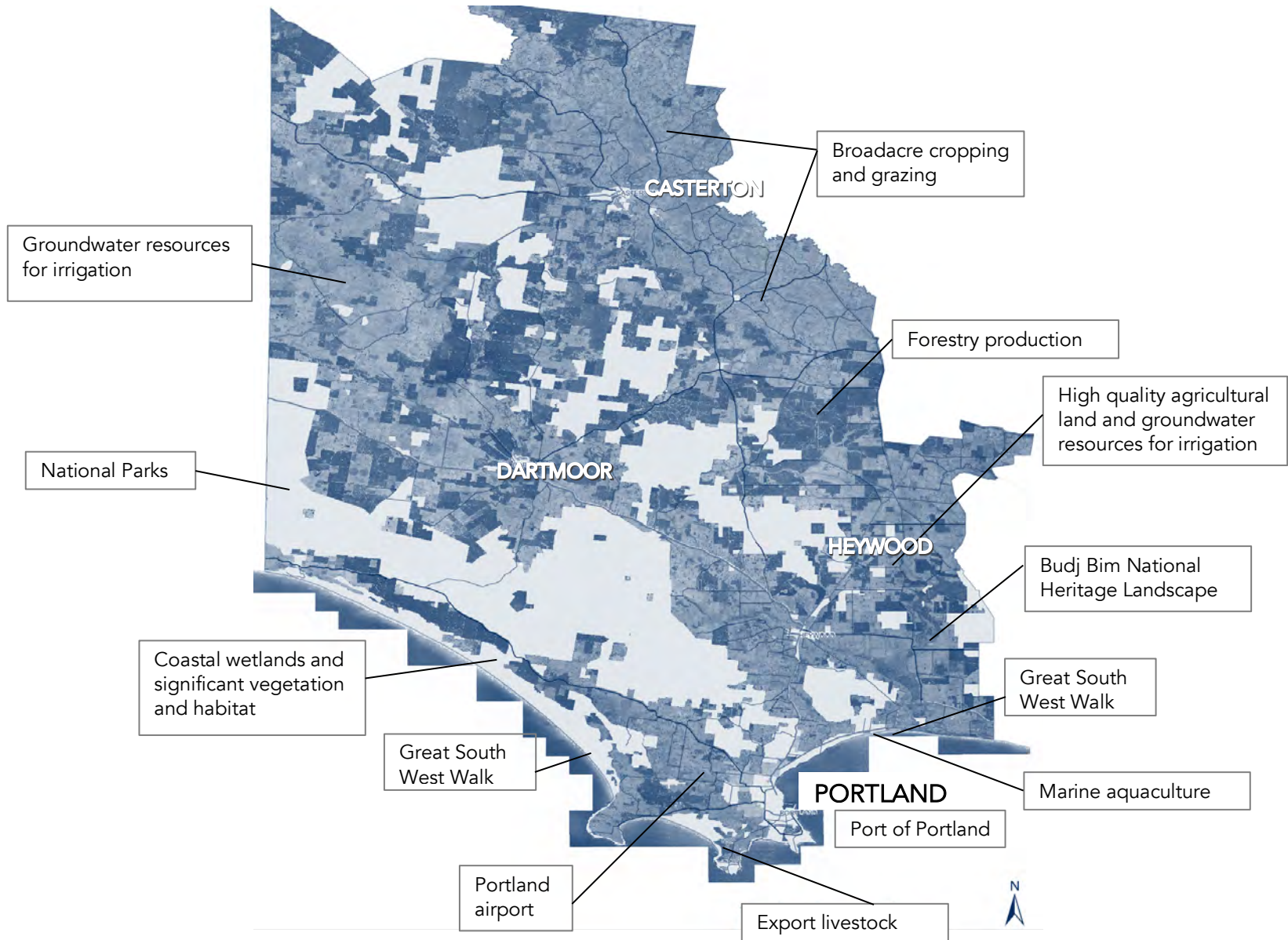
Rural housing and industry are clustered around townships to promote sustainable communities and efficient infrastructure delivery, provide attractive lifestyle choices and minimise the risk of land use conflict. Regard for rural landscapes, natural hazards and environmental values ensure that new development is sustainable and located to minimise risks to human safety.

3.4 KEY STRATEGIC DIRECTIONS

The planning framework is underpinned by the following key strategic directions:

- Planning controls should provide clear direction for use and development of rural land.
- Commercial agriculture¹¹, forestry and aquaculture and associated rural industries will be supported to maintain and build the economic base.
- Land identified for commercial agriculture and forestry will be protected by strongly discouraging fragmentation and non-productive uses including dwellings unrelated to the use of the land for agriculture or forestry
- The character of the Shire's rural areas will be protected by maintaining clear definitions and distinctions between rural and urban areas.
- Rural tourism uses and development areas will be accommodated in appropriate areas that build on the existing tourism product.
- Future development should take into consideration the precautionary principle to minimise risks associated with natural hazards such as flooding and bushfire
- Balancing demand for rural lifestyle, protection of commercial agriculture and rural based tourism will be achieved by providing clear land use and development guidelines tailored to local circumstances.

3.5 Rural strategic assets



3.6 PRECINCTS

The review of rural land recommended that a differentiated policy position be developed in recognition of the strategic settings, opportunities for agriculture, forestry, aquaculture and tourism and aspirations to reside in rural areas. Precincts enable a policy to be tailored to respond to local values, opportunities, issues and drivers of land use change.

Identification of rural precincts and logical precinct boundaries took into consideration current land use and settlement patterns, natural features such as rivers and infrastructure such as major roads.

Each precinct was reviewed to determine the future land use outcomes, objectives and strategies and provide a basis for recommending appropriate planning policies.

The precinct review is documented in Chapter 4. Six rural precincts were identified (Figure 8):

Precinct 1: Portland hinterland

Precinct 2: Portland to Nelson

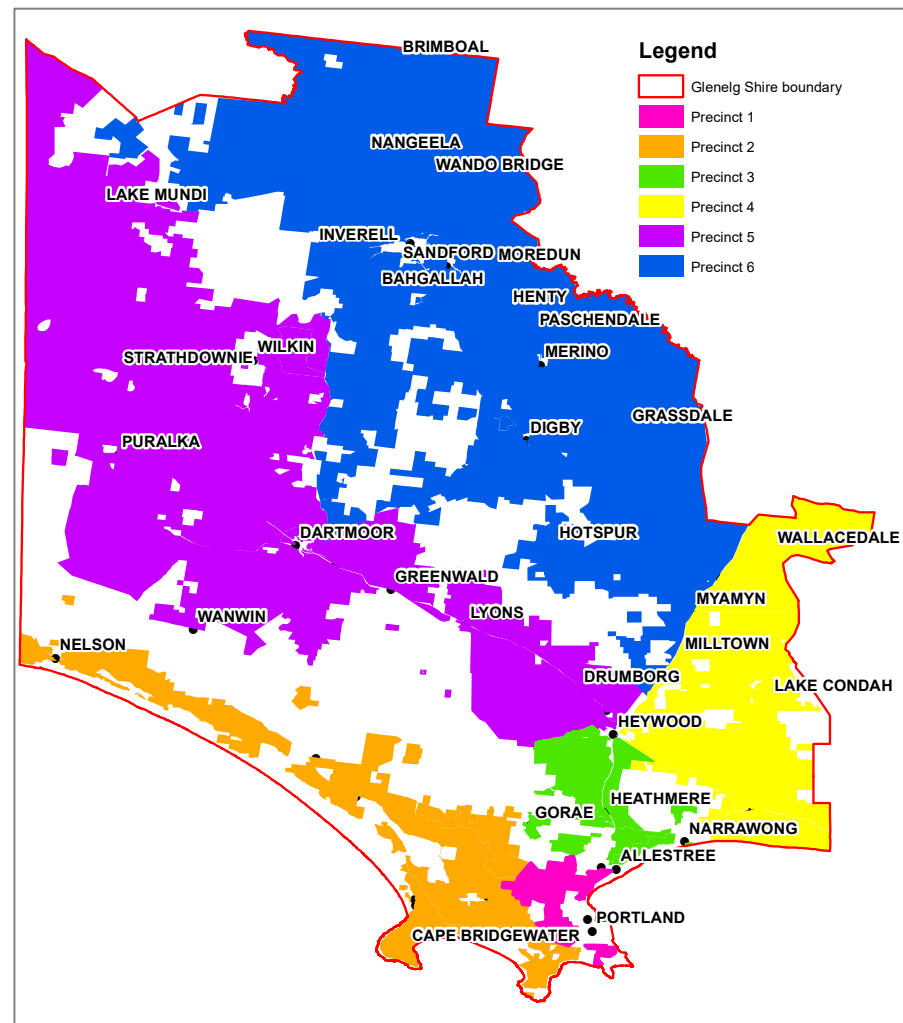
Precinct 3: Portland north - Bolwarra

Precinct 4: Heywood, Tyrendarra, Lake Condah

Precinct 5: Drumborg, Dartmoor

Precinct 6: Northern Glenelg

FIGURE 8: GLENELG RURAL PRECINCTS



3.7 ZONES

The zones in the planning scheme identify land for particular uses and may reflect existing patterns of land use or the new strategic land use direction for an area. Zones control the use and development of land. There are four zones relevant to rural land: Farming Zone, Rural Conservation Zone, Rural Activity Zone and the Rural Living Zone.

FARMING ZONE

The Farming Zone is the main zone for agricultural areas aimed at encouraging retention of productive agricultural land and discouraging uses that may have adverse impacts on agriculture. The Farming Zone currently applies to most rural land in the Shire and will be retained where agriculture is the predominant land use now and into the future.

To respond to variations in agricultural land use, Schedules to the Farming Zone will identify areas where the current and preferred land use is predominantly:

- Farming Zone Schedule 1 - Commercial agriculture
- Farming Zone Schedule 2 – Mixed farming including commercial scale agriculture, hobby farms and rural lifestyle.

RURAL CONSERVATION ZONE

The purpose of the Rural Conservation Zone is to protect land with significant environmental, heritage or cultural values. There are three schedules to the Rural Conservation Zone.

- Schedule 1 – To conserve the environment, landscape and vegetation qualities of the area by encouraging sound management practices and land capability principles which recognise the environmental sensitivity and biodiversity of the locality.
- Schedule 2 - To establish sustainable agricultural and horticultural uses based on the productive capabilities of the soil and to discourage the location of non-soil-based activities which would result in the loss or under-use of agricultural land.
- Schedule 3 - The land is within a sensitive natural environment. It is bound by Bass Strait to the south, the Surry River to the west, low lying coastal land to the east and the Narrawong township to the north. The Surry River estuary and floodplain constitutes approximately 80% of the land. The southern part

of the land is part of the primary coastal dune system. The environmental constraints of the land must not be compromised by inappropriate development. Coastal environments must be protected, especially features of ecological, geological, geomorphological, cultural and historic significance. Wetlands and waterways should be retained as natural drainage corridors with vegetated buffer areas in order to perform their long term function as flood storage, drainage areas, stream habitat, wildlife corridors and landscape areas, and to minimise erosion and reduce polluted surface runoff from adjacent land uses.

Planning Practice Note 42 (PPN 42) Applying the Rural Zones describes the main features of the Rural Conservation Zone as follows:

- Protection and conservation of rural land for its environmental features or attributes. The conservation values of the land must be identified in the schedule to the zone and could be historic, archaeological, landscape, ecological, cultural or scientific values. In this zone:
- All uses are subordinate to the environmental values of the land
- Most agricultural uses require a permit and there is an expectation that a proposal will only be permitted if it conserves the values identified for the land, the site is environmentally capable of sustaining the proposal, and it is compatible with surrounding land uses.

Based on the findings of this review of rural land there are a number of areas where it is considered that the Rural Conservation Zone is inappropriate, and it is recommended that the land in these areas be rezoned to Farming Zone including:

- The Rural Conservation Zone Schedule 2. The current policy objective to provide for agricultural and horticultural uses as the primary land use, is inconsistent with the purpose of the Zone.
- Rural Conservation Zone – Schedule 1. Land between Cape Nelson and Cape Bridgewater that has been extensively cleared and developed for agriculture, including three livestock assembly depots. Intensive animal husbandry is prohibited in the Rural Conservation Zone. The environmental and landscape values of the area are recognised by the ESO 1 – Coastal Areas and SLO 3 Cape Bridgewater and Cape Nelson.

Elsewhere, the Rural Conservation Zone should be retained where it is currently applied.

RURAL ACTIVITY ZONE

The Rural Activity Zone (RAZ) is a mixed use zone that provides for agriculture and a wider suite of uses, including tourism and commercial uses, compatible with agriculture, environmental and landscape characteristics of an area. Council can specify preferred land uses in a schedule to the Rural Activity Zone, subject to proper safeguards for environmental and amenity considerations.

The Planning Practice Note 42: Applying the Rural Zones provides the following examples of the mix of uses that a Council may want to encourage in the Rural Activity Zone:

- Farming, rural industry and associated agribusiness
- Farming and tourist facilities
- Intensive animal husbandry and associated rural processing industries
- Nature-based tourism and recreation facilities
- Agricultural and environmental education and research facilities.

Based on the findings of this review, an area suited to application of the Rural Activity Zone is located on Maretimo Road, Bolwarra.

It is also envisaged that the RAZ may be used to support and provide for a small number of 'one off' high quality large scale developments within the rural areas as part of a strategic rezoning proposal.

3.8 MINIMUM LOT SIZE

FARMING ZONE

The Victoria Planning Provisions (VPP) requires Councils to set a minimum lot size for subdivision in the Farming Zone, Rural Activity Zone and Rural Conservation Zone and dwellings below which a planning permit is required in the Farming Zone.

Planning Practice Note 42³ notes with respect to the Farming Zone the minimum lot size for subdivision may be tailored to suit the farming practices and productivity of the land. However, at the same time the Zone should:

- Encourage agriculture to establish and expand with as little restriction as possible, subject to proper safeguards for the environment.
- Discourage land subdivision that could take farmland out of production or limit future farming productivity.

If Councils choose not to specify a minimum lot size, then a default setting of 40ha applies to both subdivision and dwellings. There is no established methodology for determining the minimum lot size in rural areas and in reality, the minimum lot size is often a translation of former outdated controls or is the State default of 40ha. The findings of the review of rural land found that:

- Commercial agricultural businesses are continually increasing scale to maintain profitability and provide for succession.
- Most farm holdings comprise multiple lots.
- Horticultural enterprises are generally smaller in land area than broadacre enterprises.
- Not all farming zoned land is being used for commercial scale agriculture.

The minimum lot size schedule therefore needs to be tailored to respond to agricultural land use outcomes and local circumstances as well as the objectives of each Farming Zone Schedule.

SMALL LOT SUBDIVISION

Past experience shows that the small lot subdivision (excision) provisions in planning schemes have been abused with small lots being created that are unrelated to the farm operation. Generally, small lot subdivision (with or without houses) is inappropriate in rural areas. They are usually used as a way of circumventing the minimum lot size in the zone and the additional house entitlement created is rarely necessary to improve the operation of the farm from which it was subdivided. Small lot subdivision has contributed to rural land being progressively lost to rural residential uses, which is in direct conflict with the aims and objectives of this strategy.

Small lot subdivisions, including facilitating housing excision, based solely on hardship, personal circumstances, retirement or superannuation grounds, are not relevant matters for Council to consider.

FARMING ZONE SCHEDULE 1 – COMMERCIAL AGRICULTURE

This schedule seeks to promote and encourage commercial scale broad acre agriculture such as dairy, livestock grazing and cropping and horticulture. The scale of farm enterprises across all sectors, has been and is continuing to increase. Increasing farm scale is mostly achieved by incremental purchase of land as it becomes available. Hence, most farms comprise multiple lots which may or may not be contiguous. In Glenelg, broad acre cropping and livestock

enterprises range in size between 100 and 1,000 hectares while dairy farms range between 100 and 500 ha. Horticultural enterprises are mainly around 50 ha with a few enterprises over 100ha.

The purpose of setting a minimum lot size for subdivision in the Farming Zone is to provide land parcels suited to agriculture and forestry production and management practices, provide for incremental growth of properties and facilitate transfer of land parcels between farm enterprises. Given the extensive supply of small lots in the rural areas of Glenelg, further subdivision of rural land below the minimum lot size will be rarely required. Lots should also be maintained in sizes suited to broad acre agriculture management practices. Creation of small lots therefore, will be strongly discouraged.

It is therefore recommended that the minimum lot size for subdivision in the Farming Zone – Schedule 1 be retained at 40ha.

Planning permits for creation of smaller lots (i.e. less than the minimum specified in the Zone) can be considered if:

- The subdivision is to create a lot for an existing dwelling and must be a two lot subdivision (also known as a dwelling excision).
- The subdivision is the re-subdivision of existing lots and the number of lots is not increased (also known as a boundary realignment).

In the absence of policy, excision can result in creation of small lots with the expectation that permission will be granted for construction of a dwelling unrelated to a farm operation. Excisions can contribute to agricultural land being progressively lost to rural residential uses, which is in direct conflict with the objectives of this strategy.

House lot excisions that involve excision of an existing dwelling can be a legitimate requirement of farming, particularly associated with farm expansion. It should therefore be provided for where it can be reasonably demonstrated that it is required for the development of the agricultural business and does not increase the density of lots and dwellings. Dwellings constructed following introduction of the Victoria Planning Provisions in August 1999 were approved on the basis that they were required for agriculture. Excision of these dwellings will be therefore strongly discouraged. Dwelling and house lot excisions based solely on hardship, personal circumstances, retirement or superannuation grounds however, are not relevant matters for planning.

It is also recommended that Council require landowners to enter into Section 173 agreements to:

- Prevent the construction of a dwelling on residual lot created through a two lot subdivision or re-subdivision
- Prevent further subdivision of any lot so created through a two lot subdivision or re-subdivision, as to create another lot for an existing or future dwelling.
- Prevent the excision of a dwelling from a parent lot if a permit is granted for two or more dwellings on a lot.

It is therefore recommended that a local policy be prepared to clarify circumstances where two lot or dwelling excision will be entertained.

In seeking to minimise fragmentation of rural land, particularly land identified for agriculture, there is a need to achieve a cultural change in the expectation that a dwelling may be constructed on every rural lot. This review found that commercial agricultural businesses, regardless of enterprise type are increasing in physical size and business scale to maintain profitability, provide for succession and address declining terms of trade. To enable the agricultural industry to grow and accommodate industry trends, it needs access to affordable land unencumbered by unwanted infrastructure, particularly dwellings. This strategy will therefore seek to ensure that Council has the opportunity to assess whether new dwellings are genuinely required in areas where agriculture is the desired land use outcome.

Most commercial agricultural holdings comprise multiples lots, and due to the effects of fragmentation on commercial agriculture noted in this study, construction of a dwelling on every lot can no longer be expected. Establishing a minimum lot size trigger for dwellings that reflects an average business size is challenging given that commercial scale enterprises range in size from under 50hectares to over 500hectares a and comprise multiple lots. This review has also found that the number of commercial scale enterprises is reducing due to farm amalgamation and expansion, therefore, there will be limited circumstances when a new dwelling is genuinely required to undertake an agricultural enterprise. It is important that Council is afforded the opportunity to ensure that a new dwelling in the Farming Zone is genuinely required for an agricultural purpose and to break the nexus between subdivision and dwelling. A local policy will be prepared to clearly set out the performance measures against which a planning permit application for a dwelling will be tested.

Council has directed that there will be no change to the Farming Zone minimum lot size schedules.

It is recommended that:

- *A local policy be prepared to guide assessment of planning permit applications for new dwellings in the Farming Zone.*

FARMING ZONE SCHEDULE 2 – MIXED FARMING

This schedule seeks to recognise and respond to the mix of commercial agriculture, hobby farming and rural residential land uses in the Portland hinterland. In the long term, investment in commercial agriculture may be limited in the area due to land competition and speculation and land use conflict. However, rural land in the Portland hinterland can play an important role including:

- Providing separation and a transition between urban Portland and surrounding rural areas
- Protecting the rural landscape
- Maintaining separation between industrial and sensitive uses
- Promoting efficient development of zoned Rural Living estates.

The current zone schedule provides for subdivision down to 2ha and property sizes vary from less than 2 hectares up to 100 ha.

The purpose of setting a minimum lot size for subdivision in the Farming Zone in the Portland hinterland is to maintain the current lot pattern and prevent creation of additional small lots. Excision of existing dwellings will be entertained where there is a beneficial agricultural outcome.

It is therefore recommended that:

- *The minimum lot size for subdivision in the Farming Zone – Schedule 2 be set at 40ha.*
- *A local policy be prepared to clarify circumstances where two lot or dwelling excision will be entertained.*

The level of rural lifestyle development and sub-commercial agriculture in the Portland hinterland is such that the likelihood future investment in commercial agriculture is unlikely. However, the extent of rural lifestyle development should not be considered justification for unfettered dwelling development as this will compromise efficient development of zoned rural living estates. In addition, dwellings will need to be carefully sited to ensure that that buffers around industrial uses are not compromised and ensure efficient operation of existing commercial agricultural enterprises. However, a more flexible approach to dwelling development will be adopted compared to Farming Zone Schedule 1

It is therefore recommended that the minimum lot size is set to afford Council the opportunity to ensure that a new dwelling in the Farming Zone Schedule 2 will meet performance criteria. A local policy will be prepared to clearly set out the performance measures against which a planning permit application for a dwelling will be tested.

It is therefore recommended that:

- *The minimum lot size for dwellings in the Farming Zone – Schedule 2 be set at 40 ha*
- *A local policy be prepared to guide assessment of planning permit applications for new dwellings in the Farming Zone Schedule 2.*

RURAL ACTIVITY ZONE – MARETIMO ROAD, BOLWARRA

The schedule to the Rural Activity Zone requires Council to nominate an appropriate minimum lot size for subdivision. This will vary depending on the physical attributes of the land and the type of agricultural and non-agricultural uses to be encouraged. A planning permit is required for all new dwellings in the Rural Activity Zone.

The purpose of the Rural Activity Zone at Maretimo Road is to provide for rural tourism, particularly accommodation to take advantage of the proximity of the Great South West Walk, access to the beach and nearby Portland. The area is suited to a high profile, high volume development or a small number of moderate scale accommodation developments. It is therefore recommended that the lot size be set to maintain the current lot configuration to support efficient development. Lot sizes currently range between 1ha and 14 ha.

It is therefore recommended that the minimum lot size for subdivision in the Rural Activity Zone be set at 14ha.

RURAL CONSERVATION ZONE

The schedule to the Rural Conservation Zone also has a default setting of 40 hectares unless an alternative is specified. The creation of smaller lots is prohibited unless the subdivision is the re-subdivision of existing lots or the creation of a smaller lot for a utility installation. A planning permit is required for all new dwellings in the Rural Conservation Zone.

This review has recommended that in locations where land is predominantly cleared and is used for agriculture, that the Rural Conservation Zone Schedule 2

be replaced with the Farming Zone. Protection and enhancement of any significant environmental values can be more appropriately achieved through the application of an appropriate overlay. This is consistent with recommendation 3.3.1 of the Glenelg Shire Environment Strategy 2010 – 2020 which states: Review and include new information into the planning scheme on areas of biodiversity significance on private and public land within the Shire as it becomes available. The outcome being that areas of biodiversity significance are clearly identified, with the appropriate planning tools in place to maximize their protection.

It is therefore recommended that Council undertake review and assessment of environmental values, with Precinct 1 a high priority.

The Rural Conservation Zone Schedule 1 and Schedule 3 seek to protect environmental values and landscape values. This review has found no evidence to support a change to the extent of the Rural Conservation Zone Schedule 1 and Schedule 3 or the minimum lot size.

It is therefore recommended that the minimum lot size for subdivision in the Rural Conservation Zone – Schedules 1 and 3 be retained at 40ha.

3.9 LOCAL POLICY

To assist council in assessment of planning applications and to provide clarity to landowners, it is recommended that a number of local policies be prepared. This section sets out performance criteria to be incorporated in to the preparation of local policies.

SUBDIVISION - FARMING ZONE SCHEDULE 1 & FARMING ZONE SCHEDULE 2

Objectives

- Strongly discourage further fragmentation of rural land by subdivision.
- Ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- Encourage the consolidation of rural land.
- Provide for the incremental growth of farming enterprises.
- Ensure that small lot subdivisions do not prejudice surrounding agricultural activities.

- Prevent small lot subdivision to meet personal and financial circumstances or to create lots for 'rural lifestyle' purposes.
- Prevent the creation of irregular shaped lots.
- Prevent 'serial' small lot subdivisions from the one lot.

Policy

It is policy to:

- Strongly discourage "small lot" subdivision unless the balance lot is at least the minimum lot size and is of a size sufficient to support a viable agricultural enterprise.
- Require that the excision of a dwelling be through the re-subdivision of existing lots such that the number of lots is not increased. Excision through subdivision that increases the number of lots will be strongly discouraged.

Decision Guidelines

An application for subdivision must include:

- A report that addresses this policy
- A site plan showing proposed use and development
- A site analysis outlining notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade), adjoining land uses and developments, utility services, easements, soil type, any planning history of the site and other relevant features.

Any proposal for the subdivision of land to accommodate an existing dwelling must demonstrate that:

- The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term.
- The dwelling must have established use rights under the planning scheme.
- There are beneficial agricultural outcomes for the land by excising the dwelling.
- The balance lot is at least the minimum specified in the schedule to the Farming Zone.
- The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.

- The dwelling is at the front of the property. Long narrow lots, 'axe-handle' or island style lots will be strongly discouraged.
- The excised lot should not include significant farm infrastructure
- Where a dwelling has been excised from the land further subdivision (by any method) to accommodate another existing dwelling from that land will be strongly discouraged.
- An application proposing an area of greater than 2 hectares for the dwelling lot will be strongly discouraged.
- The dwelling is setback of at least 30 metres from the lot boundaries other than a road.

DWELLINGS - FARMING ZONE SCHEDULE 1

Objectives

- Discourage the proliferation of dwellings not associated with agriculture
- Ensure that the development of dwellings does not prejudice existing and future agricultural activities on surrounding land
- Ensure that agricultural land is maintained for the cost-effective production of food and raw materials
- Ensure the cost-effective servicing of towns and communities by avoiding the impacts of a dispersed population base
- Provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas.

Policy

It is policy to:

- Discourage a dwelling not associated with or required for the agricultural use of the land.
- Ensure that the agricultural use has been established on the land prior to the construction of a dwelling on irrigated land.

Decision Guidelines

The construction of a new dwelling will be discouraged unless it meets all of the following requirements:

- Whether a dwelling is reasonable required on land having regard to the size, intensity and ongoing nature of the agricultural activity. Dwellings in association with extensive agriculture, including livestock grazing, dairy and cropping, on lots less than the minimum area for which no permit is required will generally not be supported
- Whether the dwelling is secondary to the use of the land for agriculture (as opposed to the agricultural activity being secondary to the use of land for a dwelling)
- Whether the land requirements of the proposed agricultural activity compromise the commercial agricultural activities of the existing farm through a reduction in the size of the existing farm, which may include a tenement or multi lot holding
- Whether the agricultural activity can be reasonably managed from an off-site location

- Whether the proposed new dwelling is located on a lot that has:
 - Legal frontage to a road.
 - The potential for land to be consolidated with other land to enhance agricultural productivity.
- Setback 100 m of commercial agriculture or land with potential for commercial agriculture not in the same ownership
- Clustered with other dwellings to promote efficient use of resources and infrastructure and minimise rural land use conflict
- Dwellings should not be approved where they lie within buffers established under an industry code of practice or the Industrial Land Strategy
- An application for a dwelling must include:
 - A report that addresses this policy
 - The nature of the agricultural activities on the land and whether they require permanent and continuous care, supervision or security.
 - The nature of the existing agricultural infrastructure and activity on the land and any new proposed agricultural infrastructure and activity on the land.
 - Applications for dwellings to support a horticultural activity will need to demonstrate access to a water supply, groundwater entitlement or water storage
 - The proposed siting of the dwelling and whether it minimises impacts on existing and potential agricultural operations on nearby land.
 - The lot size, context and physical characteristics of the land.

Development of second and subsequent dwellings

The construction of two or more dwellings on a lot will generally be discouraged unless it can be demonstrated that the following requirements can be met:

- The additional dwelling/s is/are required for a caretaker assisting in the operation of the farm, such as a farm manager and farm workers.
- The dwelling/s will not inhibit the rights of existing agricultural enterprises to continue operations.
- Dwellings to be located so as to have minimal impact on agricultural land.

In assessing an application for a second or subsequent dwelling on a lot in addition to the requirements above it is policy that:

- Second and subsequent dwellings on lots less than the minimum lot size will be strongly discouraged

- Second and subsequent dwellings on properties comprising multiple lots, should be located on the same lot as the existing dwelling.
- Consideration is given to the need for consolidation of existing lots in order to ensure that the dwelling(s) remain connected to the agricultural use of the land.

DWELLINGS - FARMING ZONE 2 AND RURAL TOWNS

Objectives

- Ensure new dwellings are consistent with the relevant land use and development outcomes
- Provide a consistent basis for considering planning permit application for new dwellings in rural areas and nominated rural towns
- Ensure that the development of dwellings does not prejudice existing agricultural, forestry or industrial activities on surrounding land
- Ensure that new dwellings are compatible with the landscape characteristics of the precinct
- Minimise the potential for conflict between rural lifestyle and commercial agriculture and industry.
- Strongly discourage second dwellings
- Maintain population of nominated rural towns
- Promote the efficient development planned rural living estates.

Policy

It is policy to:

- Discourage dwellings in locations that will limit the operation of surrounding commercial agriculture enterprises – including buffers required by industry codes of practice.
- Discourage dwellings in locations that will limit the operation of surrounding industrial uses – including buffers
- Discourage dwellings outside of defined areas of nominated towns
- Ensure buildings are suitably designed and sited to protect the landscape characteristics of the area

Decision guidelines

The construction of a new dwelling will be discouraged unless it meets all of the following requirements:

- Whether the proposed new dwelling is located on a lot that has:
 - Legal frontage to a road.
 - The potential to be consolidated with another lot to enhance agricultural productivity.
 - Capacity to retain all wastewater onsite

- Clustered with other dwellings to promote efficient use of resources and infrastructure and minimise rural land use conflict
- Dwellings should not be approved where they lie within buffers established under an industry code of practice or the Industrial Land Strategy
- Setbacks:
 - 100 m of commercial agriculture or land with potential for commercial agriculture not in the same ownership
 - 500 metres of an extractive industry
- Siting
 - Buildings should generally not be sited so as to breach ridgelines or hilltops.
 - Where possible, development and structures should be concentrated at particular locations, in a manner that reduces development sprawl and minimises their overall visual impact.
- Scale
 - The dwelling should be relevant to the size of the lot and tucked in to the landscape to as to minimise bulk
- Screening
 - Landscaped to provide effective screening from neighbouring dwellings, roads and adjoining commercial agriculture or industrial uses
- An application for a dwelling must include:
 - A detailed site plan, drawn to scale, showing the proposed location for the dwelling and notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade, sealed and unsealed), utility services, easements, agricultural land use on adjoining properties, soil type and other relevant features.

FIGURE 9: DARTMOOR DWELLING POLICY AREA

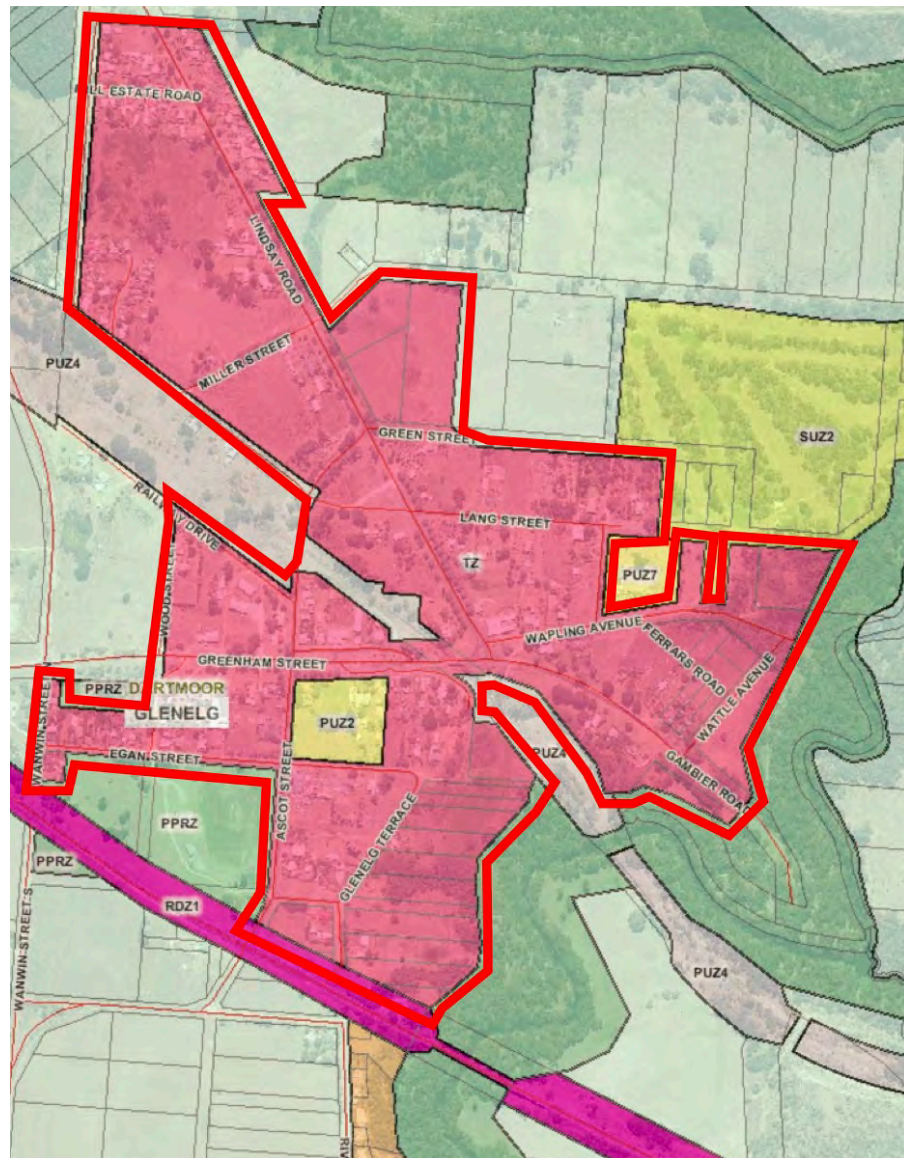


FIGURE 10: DIGBY DWELLING POLICY AREA

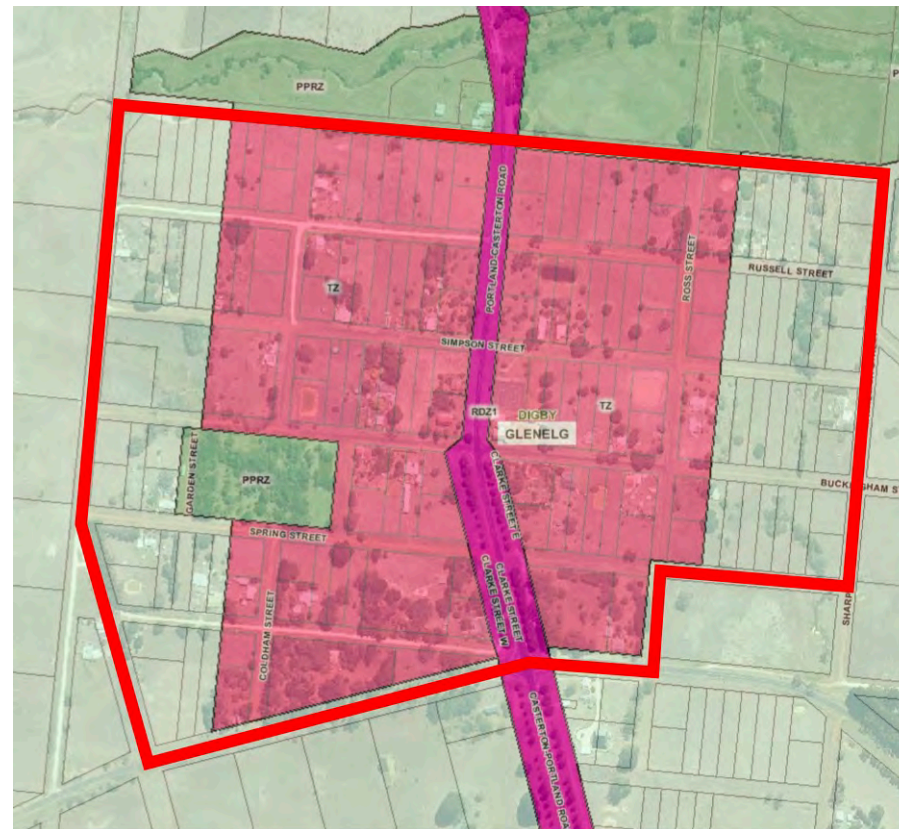


FIGURE 11: MERINO DWELLING POLICY AREA

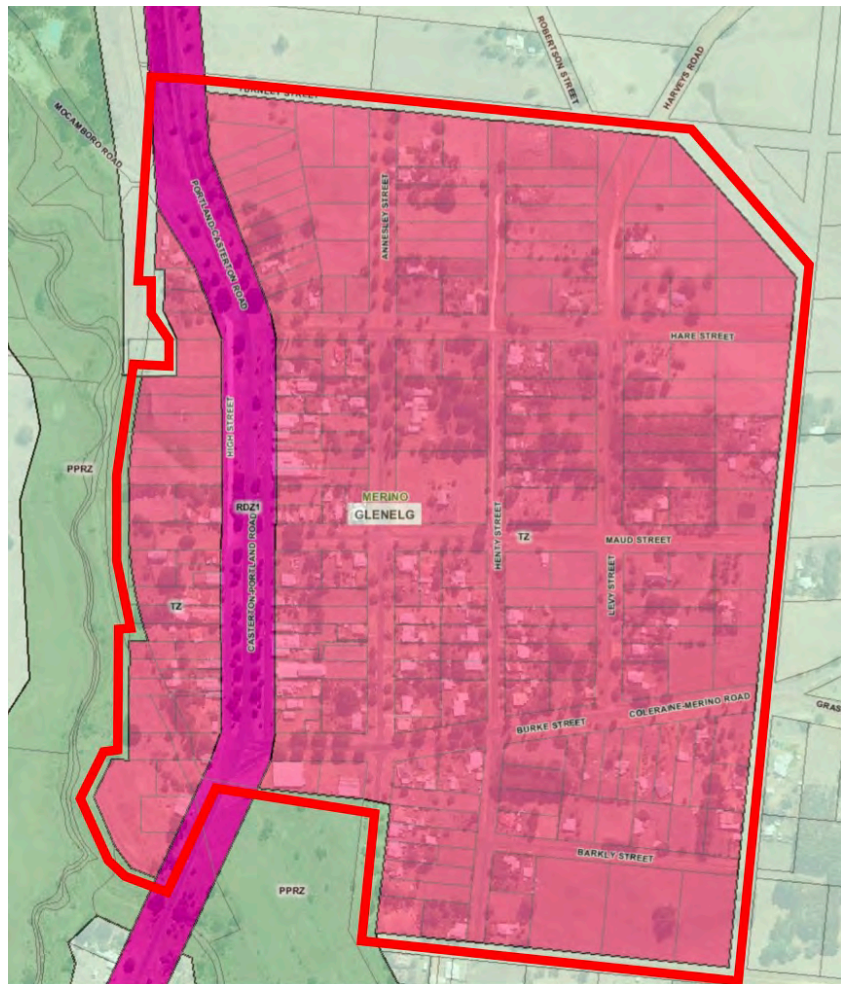


FIGURE 12: NELSON DWELLING POLICY AREA

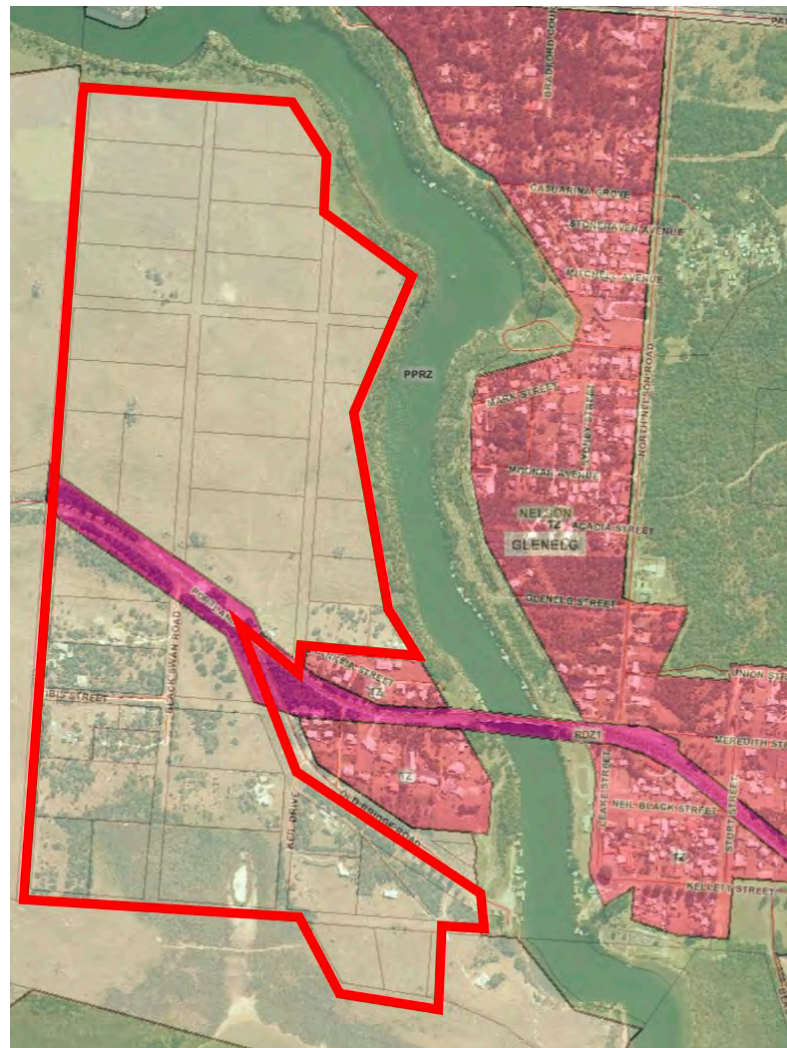


FIGURE 13: SANDFORD DWELLING POLICY AREA



RURAL TOURISM

Objectives

Encourage tourism development consistent with precinct land use and development outcomes, landscape and environmental values and land use and settlement patterns

Policy

It is policy that the responsible authority will support the use and development of rural land for tourism activities where:

- It will be ancillary to and associated with an existing farming activity on the property;
- The primary land use will remain rural/farming in nature;
- The mix of uses will not be out of balance with, nor change the character and nature of the land use, or result in an unreasonable loss of productive agricultural land;
- The scale of the enterprise will respect the rural nature of the area, and be small, unobtrusive and not detract from the farmed rural landscape of the area.
- The design and sighting of buildings will complement existing farm structure and landscape settings
- Existing agricultural activity on adjoining land will not be compromised;
- The proportion of the property used for the development and ancillary infrastructure is minimised, and non-agricultural development is directed to the area of lowest agricultural quality;
- The productive capacity of the land is to be preserved and where possible enhanced.
- Rural tourism opportunities that will be supported include small scale, agricultural or related or nature-based activities such as bed and breakfasts, cabins, glamping, farm stays, pick-your-own, cellar door and restaurants
- Discourage tourism uses that are more appropriately located in or adjacent to an urban location and that are not related to or that would introduce conflict with commercial agriculture including:
 - Camping and caravan park, Backpacker hostels, Market, Residential hotel,
 - Any other use not in Section 1 or 2 of the Schedule to the Farming Zone

Decision Guidelines

An application for a tourism development must:

- Include a description of the nature and scale of the tourism development including anticipated number of daily visitors and why it needs to be located in the Farming Zone rather than in a commercial or residential area.
- Include a description of the servicing requirements including water, effluent disposal, power, external, road access, drainage, and telecommunications.
- Include a description of how the development will enhance the environmental and landscape values of the area
- Provide details of road upgrades and traffic management measures commensurate with the scale of activity and cumulative impacts on the road network.
- Demonstrate that the development will not negatively impact current and prospective commercial agriculture and other rural industries.
- Demonstrate that the development is consistent with the objectives of this Rural Land Strategy, Council's tourism strategy and the relevant precinct objectives

The following performance measures will be applied to new tourism developments:

- Setbacks:
 - 100m of an adjoining dwelling, rural industry, timber production or commercial agriculture not in the same ownership
 - 500m of an extractive industry
- Buffers
 - Tourism developments should not be approved where they lie within buffers established under an industry code of practice or the Industrial Land Strategy
- Siting
 - Where possible, development and structures should be concentrated at particular locations, in a manner that reduces development sprawl and minimises their overall visual impact.
- Scale
 - The development should be relevant to the size of the lot and tucked in to the landscape to as to minimise bulk

- The area of land accommodates site factors such as vegetation management, bushfire management, on-site treatment and retention of all wastewater and water sources and providing a buffer from adjoining uses.
- Screening
 - Buildings should be landscaped to provide effective screening from neighbouring dwellings and roads

Large Scale Tourism

Council will only support large scale tourism developments within rural areas where:

- The site selection criteria require a rural location;
- The development will not compromise the relevant precinct outcomes
- 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;
- There is a regionally demonstrated demand for such a facility;
- The facility will contribute to the tourism economy of the region, increasing accommodation options, in particular, high end and luxury markets, and is consistent with tourism strategies for the area.
- The site is strategically located with respect to tourist routes, tourist attractions and other infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all costs for infrastructure provision to the site.

Where the above criteria can be met, Council will support the application of the Rural Activity Zone to facilitate development. Rezoning proposals must be accompanied by:

- A planning permit application for the proposed land use and development
- A submission which addresses the above criteria. In particular the submission must:
 - Provide a description of the nature and scale of the tourism development including anticipated number of daily visitors
 - Explain why the proposed land use cannot be located within a town, why a rural location is required and why the particular site selected is suitable for a tourist development with respect to proximity and access to tourism features and infrastructure.

- Demonstrate how the development is to be sited and designed so that it will not compromise the precinct objectives
- Explain how the land use is consistent with tourism strategies for the area serves the region and enhances the regional tourism economy.

3.10 OTHER IMPLEMENTATION OPTIONS

RURAL LIVING

This review recommended a strategic review of undeveloped land zoned for Rural Living to identify areas unsuited to rural living with a view to back zoning. Assessment of suitability should consider the planning practice note including:

- Environmental constraints such as inundation, drainage
- Location and access to services
- Infrastructure
- Agricultural potential.



4 PRECINCTS

4.1 INTRODUCTION

To assist with the implementation of the vision and strategic objectives, the rural areas of the Shire have been divided into a number of Rural Precincts to reflect the diversity of rural land use, settlement patterns across the municipality and opportunities and aspirations for the future.

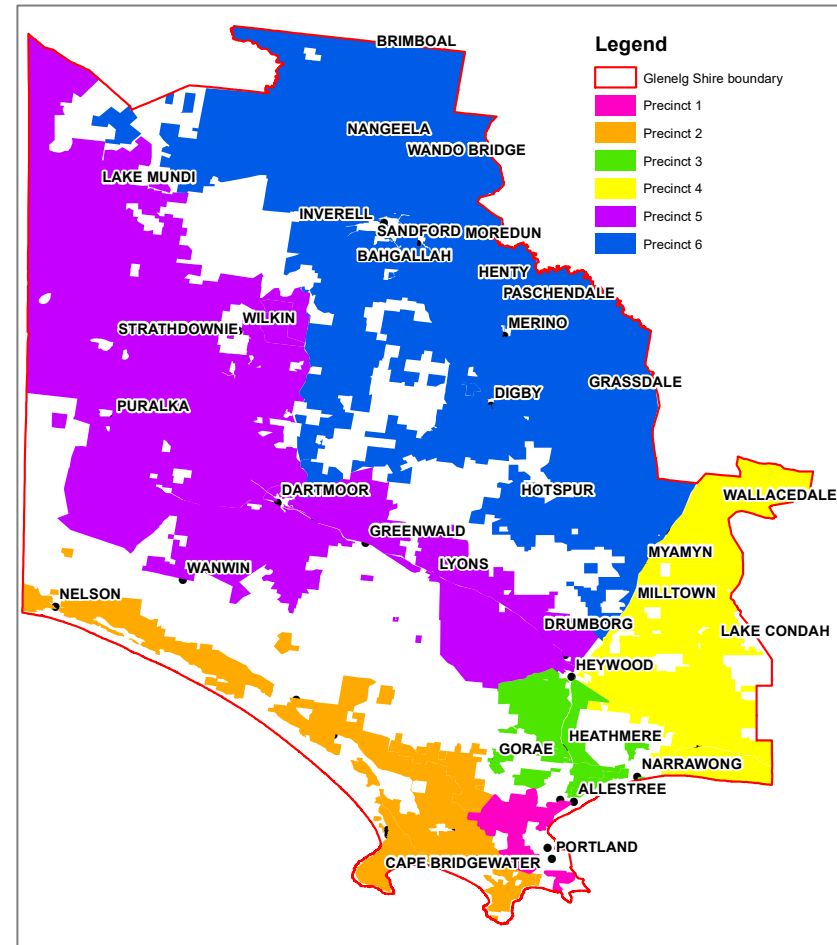
Precincts enable allow planning controls to be tailored to meet the specific land use outcomes desired within each precinct rather than a 'one-size-fits all' approach.

The identification of separate rural precincts included consideration of current land use and settlement patterns; farmland of strategic significance for agriculture; natural assets and opportunities within the precincts. Logical, precinct boundaries are defined by major roads, rivers and public land boundaries.

Each precinct has been reviewed to determine the future land use outcomes and appropriate planning controls. The characteristics considered in reviewing each precinct included:

- Current land use
- Settlement, lot sizes and property sizes
- Agricultural capability and natural attributes
- Environmental values, hazards and overlays
- Community planning aspirations
- Existing land use pressures
- Competitive advantages.

FIGURE 14: RURAL PRECINCTS



4.2 PRECINCT 1 – PORTLAND HINTERLAND

OVERVIEW

Precinct 1 takes in the rural land surrounding and gateway to Portland and includes the gateway to Portland. Hobby farming and rural lifestyle are the main uses of rural land interspersed with commercial scale agricultural enterprises and zoned rural living. Rural land abuts residential and industrial zoned land on the urban edge of Portland.

AGRICULTURE

Commercial agriculture is largely confined to land adjacent to creeks or low and prone to waterlogging. The main commercial agricultural activities are broadacre grazing and horticulture. The agricultural capability of land within the precinct is medium (suitable mainly for broadacre agriculture – livestock grazing and cropping). There has been some groundwater development within the precinct. A pocket of high capability volcanic soil is found near Bolwarra, between the Henty Highway, Princes Highway and Caledonian Hill Road. The area supports high value nursery production.

SETTLEMENT, LOT AND PROPERTY SIZES

There are two main settlement patterns in the precinct: Nodes where land is relatively densely settled, and land use is primarily rural residential or hobby farming. The proximity of the area to Portland and the attractive rural amenity makes the area attractive for rural lifestyle. Elsewhere the land is more sparsely settled, and land use is a mix of commercial scale agriculture or large scale hobby farming.

Lot sizes in the precinct range mainly between 2 and 50 hectares and property mapping shows that many lots are still part of larger multi-lot holdings, with properties over 100ha.

A large proportion of the planning permits approved for dwellings and subdivision in the Rural Conservation Zone are within this precinct.

ENVIRONMENTAL VALUES AND HAZARDS¹

The landscape is generally cleared and modified. Scattered remnants of native vegetation are present, often connected through riparian vegetation and vegetated roadside corridors. Remnants consist of Herb-rich Foothill Forest, Damp Heathland/Damp Heathy Woodland mosaic and Heathy Woodland/Damp Heathy Woodland/Damp Heathland mosaic. These remnants and vegetated corridors provide important habitat for threatened species including Rufous Bristlebird (*Dasyornis broadbenti*), Southern Brown Bandicoot (*Isodon obesulus obesulus*), Swamp Diuris (*Diuris palustris*), Coast Gum (*Eucalyptus diversifolia subsp. megacarpa*) and Coast Ballart (*Exocarpus syrticola*)

Despite a history of wetland drainage and changed hydrology, wetlands are still a key ecological value of the precinct. These include seasonal wetlands, Shallow Freshwater Marshes and Deep Freshwater Marshes. These wetlands provide habitat for threatened species including Australasian Bittern (*Botaurus poiciloptilus*), Latham's Snipe (*Gallinago hardwickii*), Lewin's Rail (*Lewinia pectoralis pectoralis*), Swamp Antechinus (*Antechinus minimus*), Swamp Skink (*Lissolepis coventryi*), Southern Toadlet (*Pseudophryne semimarmorata*), Growling Grass Frog (*Litoria raniformis*) and Hairy Burrowing Crayfish (*Engaeus sericatus*), along with other native animals and invertebrates.

These wetlands and remnant patches of vegetation also provide important foraging habitat for the critically endangered Southern Bent-wing Bat (*Miniopterus orianae bassanii*) which roosts in caves in the adjacent precinct. Foraging areas around Portland are particularly important because they provide a close food source to the roost cave sites, thereby reducing the distance travelled and hence energy expended by the bats to reach these foraging habitats.

Threats to the environmental values in the precinct include further clearing of native vegetation, resulting in reduced habitat extent and quality and increased habitat fragmentation. Further habitat loss will also make remnants more

¹ Description of environmental values provided by Department of Environment, Land, Water and Planning, 19.01.2018 drawn from DNRE (2001) Glenelg Shire - Sites of Biodiversity Significance December 2001 and Department of Natural Resources and Environment, Colac, December 2001

vulnerable to weed invasion. Direct wetland draining and changed hydrology poses the biggest threat to the remaining wetlands, as well as presenting risks to water quality.

Despite the fragmented nature of the natural landscape, there is opportunity within this precinct to enhance and expand on existing habitats, including through wetland restoration by restoring the hydrological regime, and through encouraging natural regeneration and revegetation to increase the size of remnants and quality of habitats as well as improving the habitat corridor network.

CURRENT PLANNING CONTROLS

Rural land within the precinct is zoned:

- Farming
- Rural Conservation - Schedule 2

Overlays that apply to various parcels of land within the precinct include:

- Environmental Significance - - Coastal Areas
- Design and Development Overlay 1
- Airport Environs Overlay
- Significant Landscape Overlay 3
- Wildfire Management Overlay

Strategic directions relevant to the future land use and development of the precinct include:

SETTLEMENT

The Technical Assessment Report documented the findings of the review of land identified for Rural Living as part of Amendment C78. Findings relevant to land within Precinct 1 include:

- Currently there is between 23 and 27 years supply of land zoned for Rural Living in the Shire, mostly in Narrawong, Portland and Bolwarra. This high level of supply does not provide support for rezoning of additional land for Rural Living. Further, the report recommended that Council take a strong position with regard to dwelling development on small rural lots in the Farming Zone and Rural Conservation Zone 2, if efficient development of the existing supply of land zoned for Rural Living is to be maximised.

- Candidacy of land within the Precinct for rezoning to Rural Living is low due to risk of introducing land use conflict, poor access, distance from Portland, lack of nearby services and proximity to commercial agriculture.

TOURISM

Portland has a well-established tourism industry. Tourism activities in the rural hinterland include agri-tourism such as 'pick-your-own', farm stays and bed and breakfasts and Great South West Walk. As part of the land assessments in response to the recommendations of the Amendment C78 Panel Report, land suited to rural tourism and potentially the Rural Activity Zone to provide for a range of tourism uses particularly accommodation, was identified at the northern end of Maretimo Service Road Bolwarra. The land is:

- Adjacent to the Great South West Walk
- Overlooks Portland Bay and has direct access to the beach
- Is enclosed by the Henty Highway, the coast and Rural Living Zone land on the northern edge
- Adjoins land zoned General Residential that provides a number of tourism services including accommodation.

INDUSTRY

While not the subject of the Rural Land Use Strategy, there is significant areas of Industrial Zoned land within the precinct and a number of established industrial enterprises such as heavy engineering, the Alcoa aluminium smelter, saw mill, and agricultural suppliers. The recently adopted Portland Industrial Land Strategy¹² sets out the following objectives for industrial land within the precinct:

- Encourage heavy industry growth
- Protect amenity of sensitive uses outside of the industrial zones
- Upgrade access for B-double plus vehicles and provide for future intermodal capacity

The framework plan and recommendations have a number of implications for this study:

- Land west of School Road to be protected from future industrial development through the containment of off-site amenity impacts
- Future subdivision and development within the Rural Conservation Zone along School Road should not further constrain the industrial potential of Precinct 1.

- Westlakes Road will be an access road in to the precinct from the Henty Highway.
- For industrial land at Cape Danger that includes the Portland Aluminium Smelter:
 - Retain existing separation to sensitive uses and support continuing precinct could be set aside for specific industrial uses.
 - Allow flexibility to consider heavy industrial uses requiring large require significant buffers (both on and off separation buffers).
- Existing Rural Conservation Zone adjoining Henty Highway and south of Westlakes Road to maintain rural quality and character of Portland Gateway from the north.
- Introduce an Environmental Significance Overlay to:
 - Un-named lagoon south of Westlakes Road to protect biodiversity and environmental values
 - The entire precinct to provide protection for the industrial precinct from encroaching sensitive development and to flag the existing environmental issues to any new developer. ESO will protect existing major industry from the encroachment of sensitive uses.

FUTURE LAND USE AND DEVELOPMENT OUTCOMES

Rural land in the Portland hinterland has important values and plays a significant role in the settlement and commercial activity of Portland. There are significant issues the legacy of past planning policy including:

- A mismatch in the Rural Conservation Zone and current land use objectives for rural land.
- Extensive subdivision and fragmentation resulting in extensive areas of rural lifestyle, the expectation of a dwelling on small lots and inefficient development of land zoned for rural living.
- Zoned and ad hoc rural residential development in close proximity to heavy industrial uses.

There are pockets within the precinct where land is being used primarily for a rural residential purpose. Rezoning this land to Rural Living cannot be justified given the supply of land zoned for this purpose. It is acknowledged however, that use of this land for commercial agriculture is unlikely due to relatively high land values and risk of rural land use conflict. Acknowledgement that rural lifestyle or sub-commercial agriculture and rural lifestyle will be the dominant

land use in parts of the precinct should not be interpreted as justification for further unfettered subdivision or dwelling development.

There is an opportunity to develop tourism facilities that capitalise on proximity to Portland, the coast and the Great South West Walk. Tourism facilities should be sensitively designed and sited to complement and be compatible with the areas environmental and landscape values. Ribbon development along the Princes Highway and Henty Highway should be avoided to support their role as major transport routes and gateways to Portland.

Future development in the precinct will require careful consideration to ensure that:

- Existing commercial agriculture including high value horticulture can continue.
- Separation between industrial and sensitive uses is maintained
- The green break between Portland and nearby settlements including Bolwarra and Heywood is maintained
- There is a clear distinction between the rural areas and the gateway to Portland
- Development and uptake of land zoned for rural living is maximised rather than enabling further break up of rural land.
- Environmental values including coastal wetlands and vegetation.

RECOMMENDATIONS

OBJECTIVES

The land use and development objectives for rural land in Precinct 1 include:

- To protect and promote commercial agriculture and in particular, maintain options for intensive irrigated agriculture.
- To acknowledge and contain existing areas of rural lifestyle and hobby farming and maintain them as a break between commercial agriculture, industrial land and urban settlement.
- To provide for rural tourism development compatible with the landscape characteristics, environmental values, land use and settlement patterns
- To protect and maintain the open rural landscape including vistas from main road corridors as a gateway to Portland
- To maintain green breaks between settlements and reinforce settlement boundaries

STRATEGIES

- In areas where commercial agriculture will be the dominant land use:
 - Retain the Farming Zone and rezone land zoned Rural Conservation to Farming and prepare minimum lot size schedules and local policy that support commercial agriculture
 - Strongly discourage further subdivision of land and where possible encourage amalgamation of lots
 - Prevent the proliferation of dwellings on small lots and housing unrelated to farming to:
 - Discourage uses which: are not directly related to commercial agriculture; may have an adverse impact on commercial agriculture; introduce conflict with commercial agriculture.
 - Ensure buildings are sited in the landscape and designed to protect the rural farmed landscape.
- In areas where rural lifestyle and hobby farming will be the dominant land use:
 - Rezone land from Rural Conservation to Farming and prepare minimum lot size schedules and local policies that reflect land use and limit further *ad hoc* rural residential development.
- Introduce the Rural Activity Zone to:
 - Provide for rural based tourism facilities that are sympathetic to the settlement pattern and surrounding land uses.
 - Ensure tourism facilities are sited and of a scale to avoid adverse visual impact.

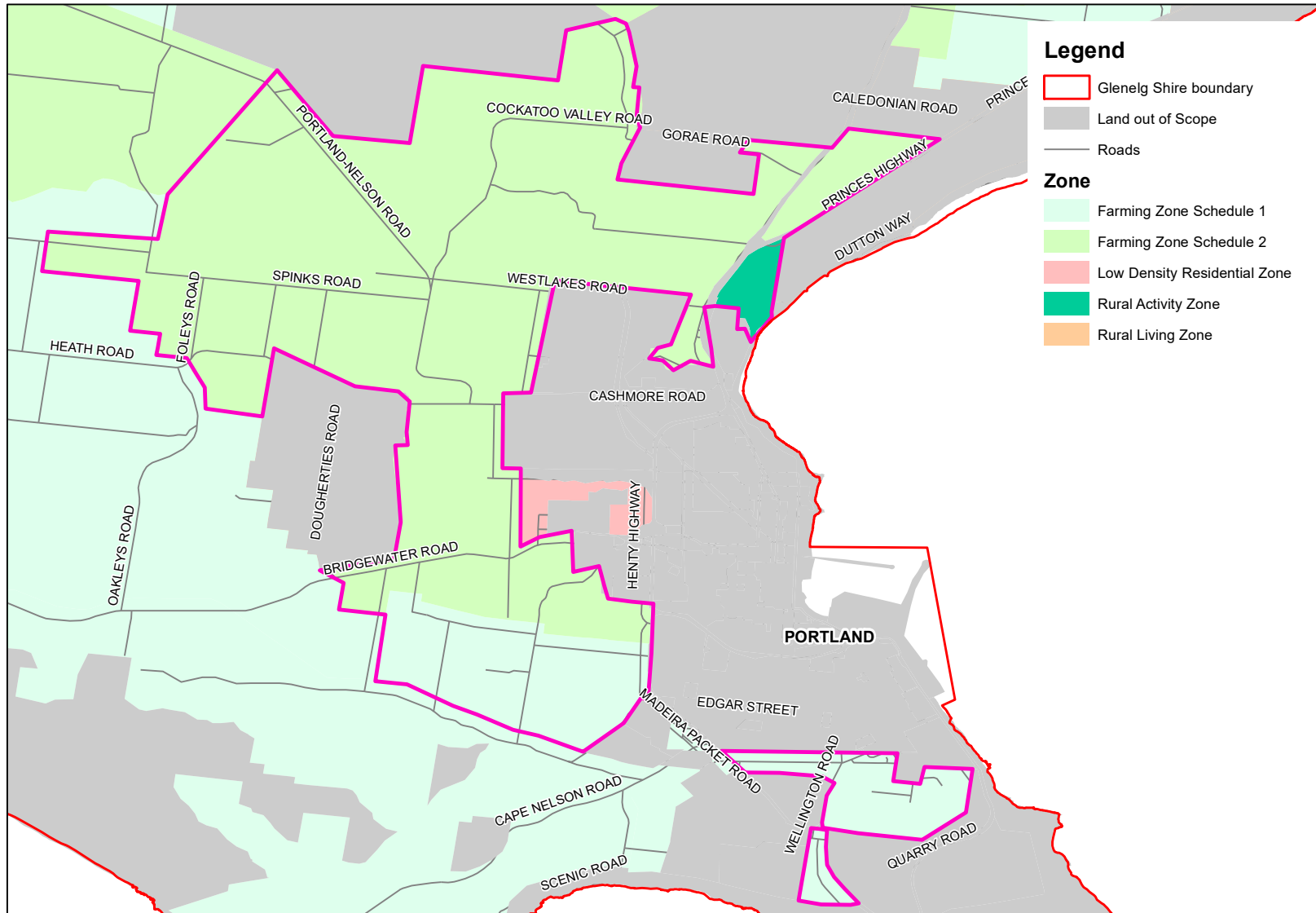
IMPLEMENTATION

The following suite of measures are recommended to implement the land use and development outcomes for Precinct 1:

- Introduce a precinct map and precinct objectives and strategies at Clause 21
- Introduce two schedules to the Farming Zone:
 - Farming Zone Schedule 1 – for commercial agriculture
 - Farming Zone Schedule 2 – for mixed farming
- Replace the Farming Zone with Farming Zone Schedule 1
- Replace the Rural Conservation Zone Schedule 2 in identified locations with the Farming Zone Schedule 2 (Figure 15)

- In conjunction with the Department of Environment, Land, Water and Planning, prepare a biodiversity strategy identifying areas of significant environmental values requiring protection and enhancement to inform preparation of planning policy.
- Introduce new local policies at Clause 22 to guide assessment of planning permit applications in the Farming Zone for:
 - New dwellings
 - Subdivision
 - Rural tourism
- Introduce the Rural Activity Zone to
 - Replace the Rural Conservation Zone Schedule 2 at the northern end of Maretimo Service Road Bolwarra
- Introduce a new local policy at Clause 22 to guide assessment of planning permit applications in the Rural Activity Zone for subdivision, dwellings and rural tourism.
- Retain the suite of Overlays as they currently apply.

FIGURE 15: PRECINCT 1 PROPOSED ZONES



4.3 PRECINCT 2 – PORTLAND TO NELSON

OVERVIEW

Precinct 2 takes in the rural land along the coast between Cape Nelson and the South Australian border township of Nelson and the small settlement Cape Bridgewater. Rural land is primarily used for commercial agriculture including horticulture and livestock grazing and forestry. Close to Portland there are some rural residential and hobby farms. Other significant land uses are the Portland Airport and Cape Nelson Livestock Assembly Depot.

AGRICULTURE

The main agricultural land use is livestock grazing. Seed potatoes are grown around Cashmore and Gorae and there has been some groundwater irrigation development. The agricultural capability of is predominantly medium and high capability. Extensive areas of the precinct have been mapped as Farmland of Strategic Significance.

FORESTRY

In addition to agriculture, forestry, mainly pine plantations is an extensive land use.

INDUSTRY

There are three established livestock assembly depots located at Cape Nelson. These depots currently generate over \$30million in gross revenue and provides employment for around 400 people.

SETTLEMENT, LOT AND PROPERTY SIZES

The rural areas of the precinct are relatively sparsely settled, with large scale broadacre farms and plantations. Lot sizes in the precinct range mainly between 2 and 50 hectares and property mapping shows that many lots are part of larger multi-lot holdings, with most properties over 100ha.

Nelson is located close to the South Australian border and is the only town in the precinct. It has a small permanent population. The key constraint to further development is lack of infrastructure such as sewer and water. These services are unlikely to be provided due to lack of projected demand and anticipated

population reduction. The Strategic Future Plan has identified areas for rezoning to Rural Living Zone, however, rural living development is unlikely due to high costs and low demand. A cluster of small lots (1 to 2 ha) in the Farming Zone on the western side of the Glenelg River, provide opportunities for some rural residential or tourism development.

ENVIRONMENTAL VALUES AND HAZARDS

There are significant environmental values within the precinct, mostly on public land and associated with coastal wetlands and lakes, coastal EVCs and the Glenelg River. The coastal dune system that underlies some of the precinct is highly erodible and requires careful management. Mapping of environmental values in the precinct is out-of-date.

TOURISM

Cape Bridgewater situated on Discovery Bay is a 20 minute drive from Portland and is a popular destination for locals and visitors. Facilities include a beachside café, public toilets, patrolled beach, camp ground and bed and breakfast accommodation. Nearby attractions include the seal colony, Stony Hill, Bridgewater Lakes and Tarragul Limestone Caves. Provision of additional tourism accommodation is being considered as part of the Cape Bridgewater Structure Plan.

Nelson is located around 70 kilometres from Portland and 35 kilometres from Mount Gambier. The town is a popular holiday destination for fishing, canoeing and boating. It has close proximity to ocean beaches, the Glenelg River and estuary, Lower Glenelg National Park, Princess Margaret Rose Caves and the Discovery Bay Coastal Park. The town has two caravan parks as well as offering holiday home rentals and bed and breakfast accommodation.

CURRENT PLANNING CONTROLS

Rural land within the precinct is zoned:

- Farming
- Rural Conservation - Schedule 1

Overlays that apply to various parcels of land within the precinct include:

- Environmental Significance Overlay 1 - Coastal Areas
- Design and Development Overlay 1 – Airport Environs

- Airport Environs Overlay
- Significant Landscape Overlay 2 – Bridgewater Lakes and Surrounds
- Significant Landscape Overlay 3 – Cape Bridgewater and Cape Nelson
- Wildfire Management Overlay

Strategic directions relevant to the future land use and development of the precinct include:

- A structure plan has recently been prepared for Cape Bridgewater, which includes identifying a town boundary.
- Nelson has been identified in the Victorian Coastal Strategy as having low growth capacity with further growth to be contained within existing zoned areas.

FUTURE LAND USE OUTCOMES

The economic and land use analysis indicates a strong future for commercial agriculture and forestry as the dominant land uses in the precinct. The current settlement pattern, lot and property sizes and land capability are conducive to agriculture and forestry.

Rural residential development has not made significant in-roads and this position should be maintained to support the on-going use for agriculture and ensure that agricultural businesses have the opportunity to grow, can adopt innovative processes and farm operations are not limited by land use conflict and rural lifestyle pursuits. Policy to guide decision making regarding new dwellings and subdivision in the rural areas is required.

An exception to this is rural land in close proximity to the township of Nelson. Maintaining population and services is a key driver for this community. Demand for new housing is low and supply is constrained by lack of reticulated sewerage. To maintain population and encourage economic development, it is proposed that a flexible approach be taken to development of dwellings in defined areas around the town.

There is an opportunity to develop low-key nature or agri-based tourism facilities around Cape Bridgewater and Nelson that capitalise on the significant environmental and landscape values, access to the coast and proximity to the Great South Coast Walk. Tourism facilities should be of a scale, sited and designed to complement and be compatible with the areas environmental and landscape values and avoid conflict with adjoining land uses. Large scale developments should generally be directed to the existing settlements.

The Cape Nelson Livestock depots are regionally significant facilities providing stock containment prior to export through the Port of Portland. These facilities operate under an incorporated document in the scheme as they are a prohibited use in the Rural Conservation Zone. There is an opportunity as part of this strategy to introduce a more appropriate zone and policies to reflect the land use and ensure new development around the depots does not impact its long term sustainability.

The precinct hosts significant environmental and landscape values and planning should seek to ensure that these values are protected and enhanced.

RECOMMENDATIONS

OBJECTIVES

The objectives for Precinct 2 include:

- To foster and encourage commercial agriculture and forestry
- To protect and enhance environmental and landscape values
- To ensure the ongoing use of the livestock assembly depots
- To provide for rural tourism conducive to the landscape and environmental values, land use and settlement patterns
- To promote population retention of rural towns

STRATEGIES

- Strongly discourage the subdivision of land to protect agricultural and forestry opportunities in the long term
- Prevent the proliferation of housing on small lots and housing unrelated to farming
- Discourage uses that are not directly related to commercial agriculture and forestry; may have an adverse impact on commercial agriculture and forestry; introduce conflict with commercial agriculture and forestry.
- Ensure buildings are sited in the landscape and designed to protect the rural farmed landscape and views to the coast
- Strongly discourage sensitive development, including new dwellings in proximity to the livestock assembly depots.
- Support implementation of the Cape Bridgewater Structure Plan
- Strongly discourage development in locations that will result in a risk to life and property from bushfire.

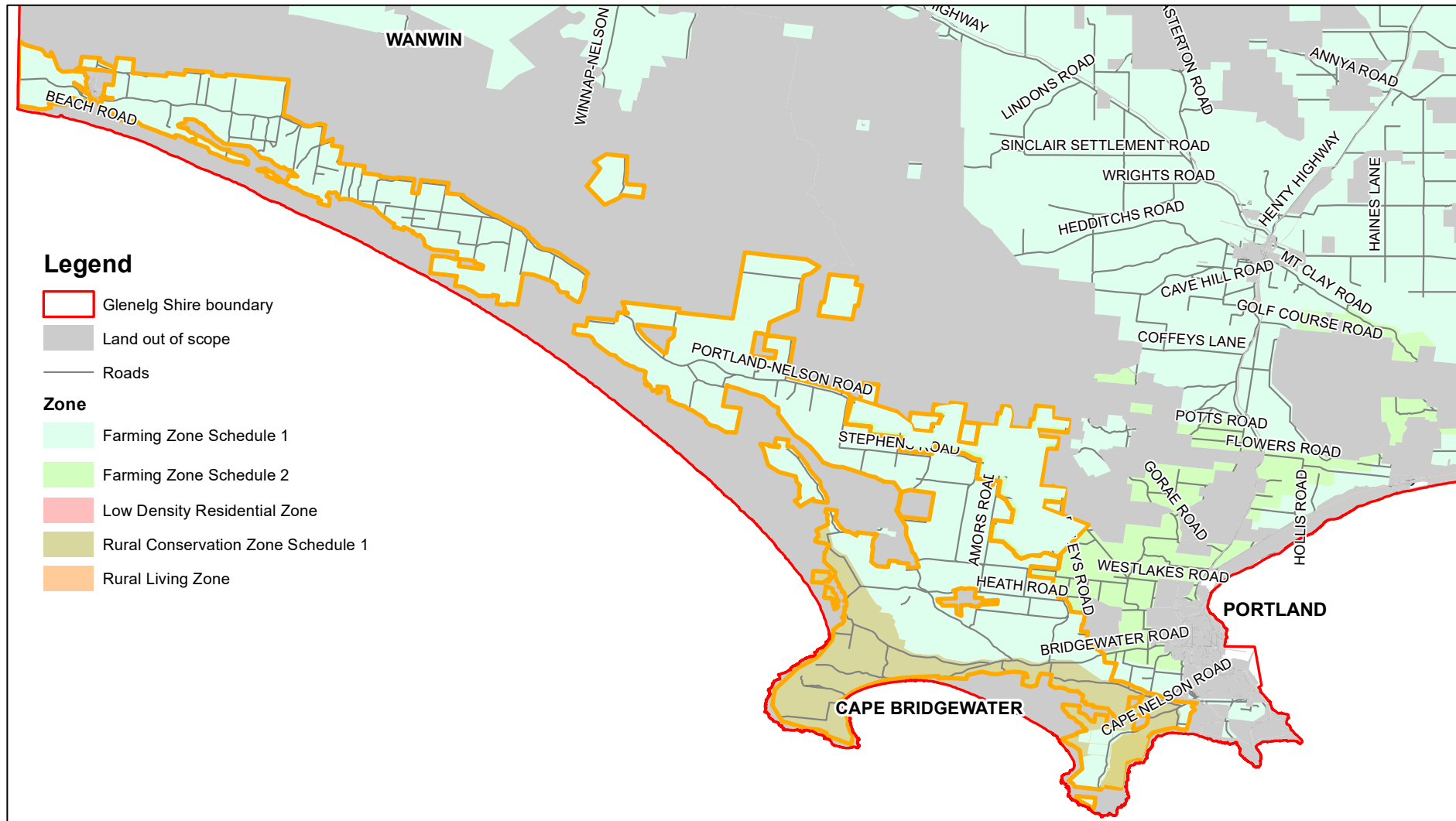
- Provide limited opportunities for new dwellings in close proximity to Nelson
- Provide for rural based tourism facilities in close proximity of existing towns and tourism nodes that are compatible with the settlement patterns and land use of the area.

IMPLEMENTATION

The following suite of measures are recommended to implement the land use and development outcomes for Precinct 2:

- Introduce a precinct map and precinct objectives and strategies at Clause 21
- Introduce two schedules to the Farming Zone (Figure 16):
 - Farming Zone Schedule 1 – for commercial agriculture
 - Farming Zone Schedule 2 – for mixed farming
- Replace the Farming Zone with Farming Zone Schedule 1
- Replace the Rural Conservation Zone Schedule 1 in identified locations with the Farming Zone Schedule 1 to better reflect the current and intended land use of land associated with the Cape Nelson Livestock Depots.
- Replace the Rural Conservation Zone Schedule 2 in identified locations with the Farming Zone Schedule 2 to better reflect the current and intended land use.
- In conjunction with the Department of Environment, Land, Water and Planning, prepare a biodiversity strategy identifying areas of significant environmental values requiring protection and enhancement to inform preparation of planning policy.
- Introduce new local policies at Clause 22 to guide assessment of planning permit applications in the Farming Zone for:
 - New dwellings
 - Subdivision
 - Rural tourism
- Retain the current suite of overlays.

FIGURE 16: PRECINCT 2 PROPOSED ZONES



4.4 PRECINCT 3 – PORTLAND NORTH - BOLWARRA

OVERVIEW

Precinct 3 takes in the rural land between Portland North and the outskirts of Heywood and includes the small settlements of Bolwarra, Heathmere and Gorae. Land use in the precinct is predominantly commercial broadacre agriculture interspersed with pockets of rural residential and hobby farming. A zoned rural living area extends along the Henty Highway at Bolwarra.

AGRICULTURE

The main agricultural land use is broadacre grazing and dairy. Land within the precinct is predominantly medium productive agricultural land. The northern parts of the precinct have been mapped as Farmland of Strategic Significance. Portland Bay Lavender Farm is located in the precinct.

SETTLEMENT, LOT AND PROPERTY SIZES

There are two patterns of settlement in the precinct. The first pattern comprises broadacre farming with few dwellings on larger properties, particularly in the northern parts of the precinct. Lot and property mapping indicate that the land is held in multi lot tenements and most properties are over 50 ha and up to 500 ha. The second pattern is associated with pockets of rural residential and hobby farming such as Rivetts Road, Potts Road. Bolwarra has a primary school. Heywood and Portland are the main service centres.

TOURISM

There are a number of agri-based tourism developments and the Great South West Walk winds through the precinct.

ENVIRONMENTAL VALUES AND HAZARDS

The floodplains of the Surry River at Heathmere and Fitzroy River at Heywood are at risk of 1 in 100 year flood events. Extensive areas of native vegetation surround the precinct in National and State Reserves

CURRENT PLANNING CONTROLS

Rural land within the precinct is zoned:

- Farming
- Rural Conservation - Schedule 2

Overlays that apply to various parcels of land within the precinct include:

- Environmental Significance Overlay 2 – Significant wetlands and waterways
- Bushfire Management Overlay

Strategic directions relevant to the future land use and development of the precinct include:

- The Technical Assessment Report documented the findings of the review of land identified for Rural Living as part of Amendment C78. Findings relevant to land within Precinct 1 include:
 - Currently there is between 23 and 27 years supply of land zoned for Rural Living in the Shire, mostly in Narrawong, Portland and Bolwarra. This high level of supply does not support rezoning of additional land for Rural Living. Further, the report recommends that Council take a strong position with regard to dwelling development on small rural lots in the Farming Zone and Rural Conservation Zone 2, if efficient development of the existing supply of land zoned for Rural Living development is to be maximised.
 - Candidacy of land within the Precinct for rezoning to Rural Living is low due to risk of introducing land use conflict, poor access, distance from Portland, lack of nearby services and proximity to commercial agriculture.

FUTURE LAND USE OUTCOMES

The economic and land use analysis indicates a strong future for commercial agriculture as the dominant land use in the precinct. The current settlement pattern, lot and property sizes and land capability are conducive to agriculture. Farmland of Strategic Significance has been identified.

Rural residential development has not made significant in roads and this position should be maintained to support the ongoing use for agriculture and ensure that agricultural businesses have the opportunity to grow, can adopt innovative processes and farm operations are not limited by land use conflict and rural

lifestyle pursuits. Policy to guide decision making regarding new dwellings and subdivision in the rural areas is required.

Contain rural lifestyle and hobby farming to existing areas to protect the rural amenity, reinforce settlement boundaries and maintain separation between agriculture, particularly Farmland of Strategic Significance and non-agricultural uses. Development should be avoided on the floodplains of the Surry River and Fitzroy River.

Due to the proximity to Portland and Heywood, the Great South West Walk and its location on the highway connecting these towns, there may be opportunity for tourism facilities that capitalise on the strategic location. Tourism facilities should be of a scale, sited and designed to complement and be compatible with the areas environmental and landscape values and avoid conflict with adjoining land uses. Consideration will need to be given to siting of tourism facilities on the Henty Highway to ensure safe access and egress and avoid 'ribbon' development along this major transport route. Large scale developments should be directed to existing settlements.

RECOMMENDATIONS

OBJECTIVES

The objectives for Precinct 3 include:

- To foster and encourage commercial agriculture
- To protect land identified as Farmland of Strategic Significance
- To acknowledge and contain existing areas of rural lifestyle
- To protect and maintain the open rural landscape including vistas from main road corridors, particularly the Henty Highway
- To protect and enhance environmental and landscape values
- To provide for rural tourism conducive to the landscape and environmental values, lands use and settlement patterns

STRATEGIES

- Strongly discourage the subdivision of land to protect agricultural opportunities in the long term
- Prevent the proliferation of housing on small lots and housing unrelated to farming

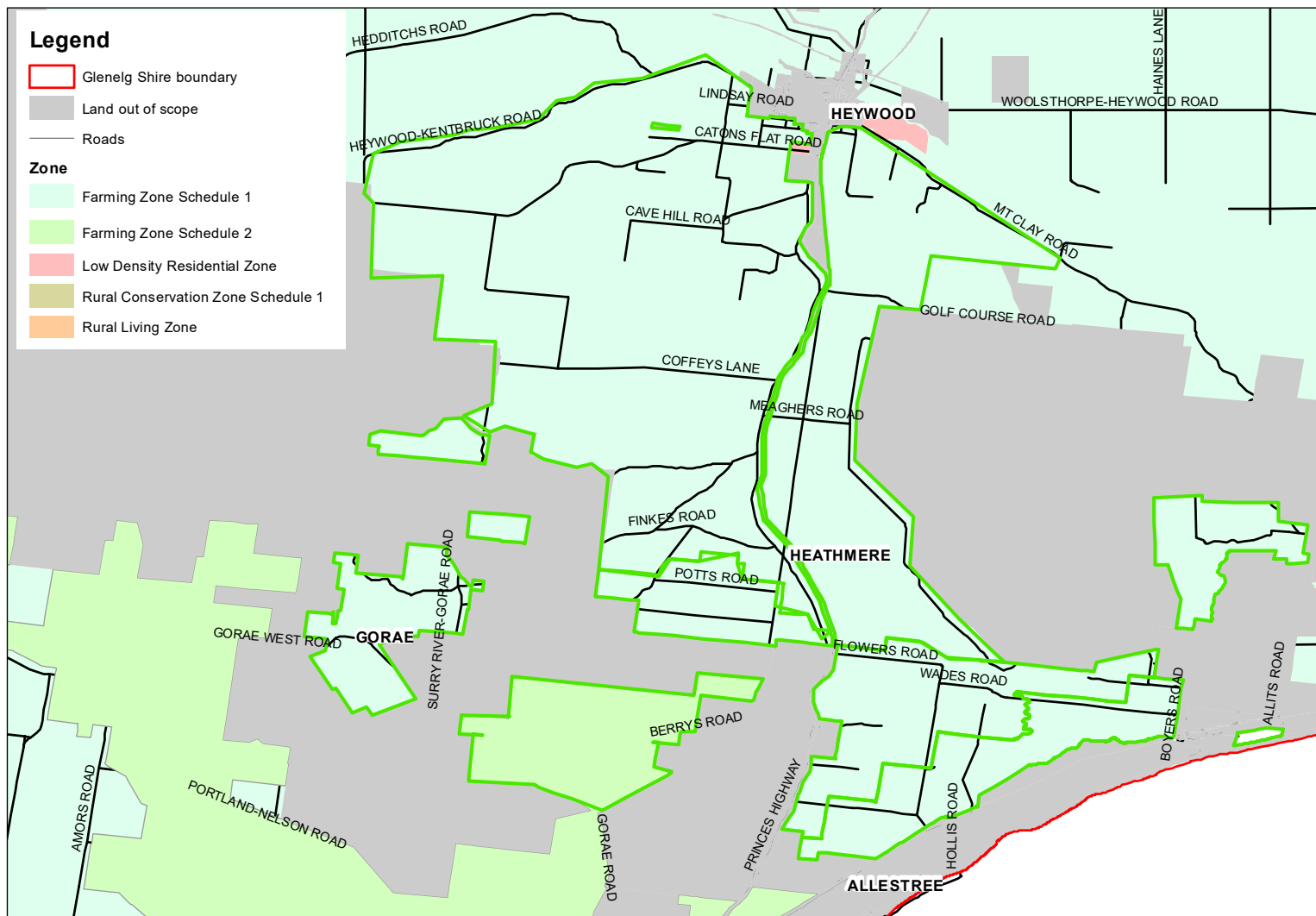
- Discourage uses that are not directly related to commercial agriculture; may have an adverse impact on commercial agriculture; introduce conflict with commercial agriculture.
- Ensure buildings are sited in the landscape and designed to protect the rural farmed landscape and views to the coast
- Strongly discourage development in locations that will result in risk to life and property from bushfire.
- Provide for rural based tourism facilities in close proximity of existing towns and tourism nodes that are compatible with the settlement patterns and land use of the area.

IMPLEMENTATION

The following suite of measures are recommended to implement the land use and development outcomes for Precinct 3:

- Introduce a precinct map and precinct objectives and strategies at Clause 21
- Introduce two schedules to the Farming Zone (Figure 17)
 - Farming Zone Schedule 1 – for commercial agriculture
 - Farming Zone Schedule 2 – for mixed farming
- Replace the Farming Zone with Farming Zone Schedule 1
- Replace the Rural Conservation Zone Schedule 2 with the Farming Zone Schedule 2 to better reflect the current and intended land use
- Introduce new local policies at Clause 22 to guide assessment of planning permit applications in the Farming Zone for:
 - New dwellings
 - Subdivision
 - Rural tourism
- Retain the current suite of overlays

FIGURE 17: PRECINCT 3 PROPOSED ZONES



4.5 PRECINCT 4 – HEYWOOD – TYRENDARRA – LAKE CONDAH

OVERVIEW

Precinct 4 stretches from the coast between Narrawong and the Shire's eastern boundary through to Wallacedale. There are no towns within the precinct. Small settlements are found at Tyrendarra and Condah. The Princes Highway extends along the southern boundary of the precinct. The precinct hosts significant cultural heritage values, associated with the Budj Bim National Heritage Landscape, the home of the Gunditj Mara people.

AGRICULTURE

The main agricultural land use is broadacre grazing and dairy. Land within the precinct is a mix of high and medium productive agricultural land. The northern parts of the precinct have been mapped as Farmland of Strategic Significance.

FORESTRY

In addition to agriculture, forestry, mainly blue gum plantations, is an extensive land use.

AQUACULTURE

Aquaculture is a significant local industry providing abalone to the export market.

SETTLEMENT, LOT AND PROPERTY SIZES

The precinct is sparsely settled reflecting the broadacre farming with few dwellings on larger properties. Lot and property mapping indicate that the land is held in multi lot tenements and most properties are over 100 ha and up to 500 ha. Cluster of small lots are associated with the settlement of Tyrendarra.

ENVIRONMENTAL VALUES AND HAZARDS

The floodplains of the Fitzroy River are at risk of 1 in 100 year flood events. Areas of native vegetation and timber plantation pose a bushfire risk. A number of

studies¹³¹⁴ have identified the Narrawong coastline at risk from sea level rise, coastal erosion and flooding.

CURRENT PLANNING CONTROLS

Rural land within the precinct is zoned:

- Farming
- Rural Conservation - Schedule 2
- Rural Conservation - Schedule 3

Overlays that apply to various parcels of land within the precinct include:

- Environmental Significance Overlay 2 – Significant wetlands and waterways
- Bushfire Management Overlay

FUTURE LAND USE OUTCOMES

The economic and land use analysis indicates a strong future for commercial agriculture and forestry as the dominant land use in the precinct. The current settlement pattern, lot and property sizes and land capability are conducive to agriculture and forestry. Farmland of Strategic Significance has been identified.

Rural residential development has not made significant inroads and this position should be maintained to support the ongoing use for agriculture and forestry Policy to guide decision making regarding new dwellings and subdivision in the rural areas is required.

Rural lifestyle should be contained to existing areas to protect the rural amenity, reinforce settlement boundaries and maintain separation between agriculture, particularly Farmland of Strategic Significance and non-agricultural uses. Development should be avoided on the floodplain of the Fitzroy River.

While aquaculture enterprises have a relatively small land footprint, they require sites with direct access to the ocean and separation from adjoining land uses to maintain and protect biosecurity and water quality. There is potential for growth in the industry. Development in rural areas along the coast should generally be avoided to maintain opportunities for expansion of the aquaculture industry.

Due to the proximity to Portland and Port Fairy and its location on the highway connecting these towns, there may be opportunity for tourism facilities that capitalise on the strategic location. Tourism facilities should be of a scale, sited and designed to complement and be compatible with the areas environmental

and landscape values and avoid conflict with adjoining land uses. Consideration will need to be given to siting of tourism facilities on the Princes Highway to ensure safe access and egress and avoid 'ribbon' development along this major transport route. Large scale developments should be directed to existing settlements.

Extensive areas of undeveloped land zoned for rural living are found along the coast and around Narrawong. While beyond the scope of the Rural Land Study, consideration should be given to back-zoning of some land zoned for Rural Living within the precinct. Despite being zoned for rural living, there have been no plans lodged to develop the land for this purpose. There are also significant environmental constraints (flooding, wastewater disposal) associated with land on the coast.

RECOMMENDATIONS

OBJECTIVES

The objectives for Precinct 4 include:

- To foster and encourage commercial agriculture
- To protect land identified as Farmland of Strategic Significance
- To foster and encourage aquaculture
- To protect cultural heritage values
- To acknowledge and contain existing areas of rural lifestyle
- To protect and maintain the open rural landscape including vistas from main road corridors, particularly the Princes Highway
- To protect and enhance environmental and landscape values
- To provide for rural tourism conducive to the cultural heritage, landscape and environmental values, lands use and settlement patterns

STRATEGIES

- Strongly discourage the subdivision of land to protect agricultural opportunities in the long term
- Prevent the proliferation of housing on small lots and housing unrelated to farming
- Discourage uses that are not directly related to commercial agriculture and aquaculture; may have an adverse impact on commercial agriculture and aquaculture; introduce conflict with commercial agriculture and aquaculture.

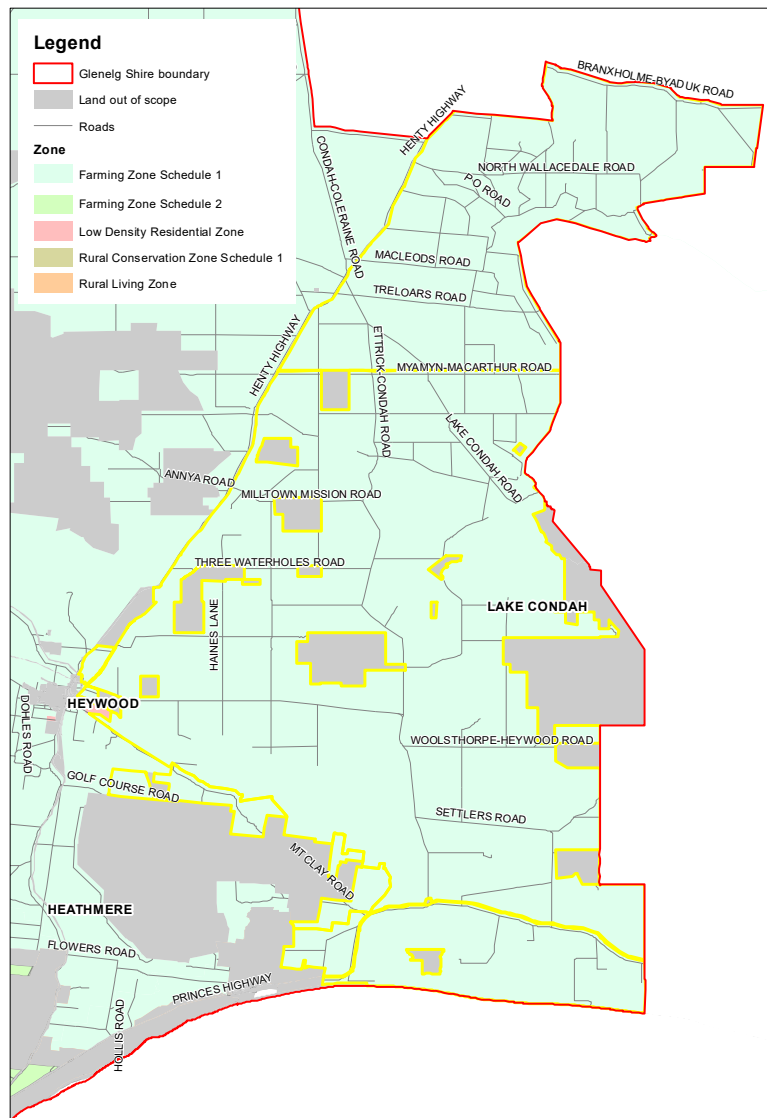
- Ensure buildings are sited in the landscape and designed to protect the rural farmed landscape and views to the coast
- Strongly discourage development in locations that will result in risk to life and property from bushfire and flooding.

IMPLEMENTATION

The following suite of measures are recommended to implement the land use and development outcomes for Precinct 4:

- Introduce a precinct map and precinct objectives and strategies at Clause 21
- Introduce two schedules to the Farming Zone (Figure 18)
 - Farming Zone Schedule 1 – for commercial agriculture
 - Farming Zone Schedule 2 – for mixed farming
- Replace the Farming Zone with Farming Zone Schedule 1
- Replace the Rural Conservation Zone Schedule 2 with the Farming Zone Schedule 1 to better reflect the current and intended land use
- Introduce new local policies at Clause 22 to guide assessment of planning permit applications in the Farming Zone for:
 - New dwellings
 - Subdivision
 - Rural tourism
- Retain the current suite of overlays.

FIGURE 18: PRECINCT 4 PROPOSED ZONES



4.6 PRECINCT 5 – DRUMBORG - DARTMOOR

OVERVIEW

Precinct 5 takes in the rural areas from Heywood to the South Australian Border along the Princes Highway and up to Lake Mundi. Dartmoor, around 1 hour drive from Portland and 40 minutes from Mount Gambier is the only settlement in the precinct. The precinct is serviced mainly by towns outside the precinct such as Casterton, Mount Gambier and Penola. Timber harvesting had been an important local industry. The Dartmoor saw mill recently re-opened after closing in 2007 and there is potential to attract workers and new residents to the town.

AGRICULTURE

The main land uses are broadacre grazing and cropping and forestry. Groundwater development in the western part of the precinct supports crop production under centre pivots.

Land within the precinct is a mix of high and medium productive agricultural land. The northern parts of the precinct have been mapped as Farmland of Strategic Significance.

FORESTRY

In addition to agriculture, forestry, mainly blue gum plantations, is an extensive land use.

SETTLEMENT, LOT AND PROPERTY SIZES

The precinct is sparsely settled reflecting the broadacre farming with few dwellings on larger properties. Lot and property mapping indicate that the land is held in multi lot tenements and most properties are over 100 ha and up to 500 ha.

Dartmoor is the main town in the precinct and development of new dwellings is constrained by lack of reticulated water and sewerage and has a small and declining population. Amalgamation of small lots in the town zone provide opportunities for some rural residential or tourism development

ENVIRONMENTAL VALUES AND HAZARDS

There is an extensive network of wetlands in the Precinct including the Lindsay Werrikoo Wetlands and Mundi-Selkirk Wetlands both of which include EPBC listed wetlands.

CURRENT PLANNING CONTROLS

Rural land within the precinct is zoned:

- Farming

Overlays that apply to various parcels of land within the precinct include:

- Environmental Significance Overlay 3 - Red-tailed cockatoo habitat areas
- Bushfire Management Overlay

FUTURE LAND USE OUTCOMES

The economic and land use analysis indicates a strong future for commercial agriculture and forestry as the dominant land uses in the precinct. The current settlement pattern, lot and property sizes and land capability are conducive to agriculture and forestry. Farmland of Strategic Significance has been identified.

Rural residential development has not made significant in roads and this position should be maintained to support the ongoing use for agriculture and forestry Policy to guide decision making regarding new dwellings and subdivision in the rural areas is required.

Maintaining population and services is a key driver for Dartmoor. Demand for new housing is low and supply is constrained by lack of reticulated sewerage. To maintain population and encourage economic development, it is proposed that a flexible approach be taken to development of dwellings in defined areas of the town.

RECOMMENDATIONS

- To foster and encourage commercial agriculture and forestry
- To protect land identified as Farmland of Strategic Significance
- To protect and enhance environmental and landscape values
- To promote population retention of rural towns
- To provide for rural tourism conducive to the cultural heritage, landscape and environmental values, lands use and settlement patterns

STRATEGIES

- Strongly discourage the subdivision of land to protect agricultural opportunities in the long term
- Prevent the proliferation of housing on small lots and housing unrelated to farming
- Discourage uses that are not directly related to commercial agriculture; may have an adverse impact on commercial agriculture; introduce conflict with commercial agriculture.
- Ensure buildings are sited in the landscape and designed to protect the rural farmed landscape
- Strongly discourage development in locations that will result in risk to life and property from bushfire
- Provide limited opportunities for new dwellings in close proximity to Dartmoor

IMPLEMENTATION

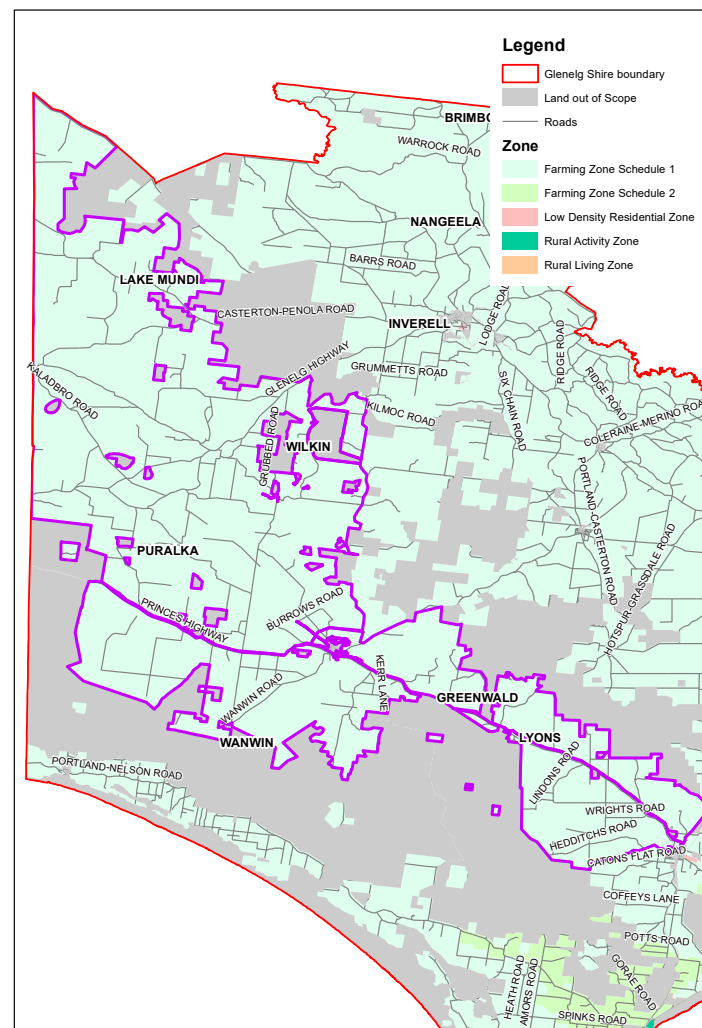
The following suite of measures are recommended to implement the land use and development outcomes for Precinct 5:

- Introduce a precinct map and precinct objectives and strategies at Clause 21
- Introduce two schedules to the Farming Zone (Figure 19)
 - Farming Zone Schedule 1 – for commercial agriculture
 - Farming Zone Schedule 2 – for mixed farming
- Replace the Farming Zone with Farming Zone Schedule 1
- Introduce new local policies at Clause 22 to guide assessment of planning permit applications in the Farming Zone for:
 - New dwellings
 - Subdivision
 - Rural tourism

OTHER MEASURES

Subject to further strategic work, apply the Environmental Significance Overlay to wetlands.

FIGURE 19: PRECINCT 5 PROPOSED ZONES



4.7 PRECINCT 6 – NORTHERN GLENELG

OVERVIEW

Precinct 6 takes in the northern parts of the municipality from Wallacedale to Casterton along the Portland Casterton road. The main town is Casterton and includes the smaller settlements of Digby and Merino, Services are also provided by Hamilton, which is outside the municipality.

AGRICULTURE

The main land uses are broadacre grazing and cropping and forestry as well as dairy in the southern parts of the precinct. Groundwater development in the eastern part of the precinct supports crop and fodder crop production.

Land within the precinct is a mix of high and medium productive agricultural land. The southern parts of the precinct have been mapped as Farmland of Strategic Significance.

FORESTRY

In addition to agriculture, forestry, mainly blue gum plantations, is an extensive land use.

SETTLEMENT, LOT AND PROPERTY SIZES

The precinct is sparsely settled reflecting the broadacre farming with few dwellings on larger properties. Lot and property mapping indicate that the land is held in multi lot tenements and most properties are over 100 ha and up to 1,000 ha.

Merino, Digby and Sandford are small settlements within which dwelling development is constrained by lack of reticulated water and sewerage. These towns have small and declining populations but have modest aspirations to reverse the population trend and capitalise on their strategic location and commuting distance to Casterton and Hamilton. Clusters of small lots in the Farming Zone and Town Zone provide opportunities for some rural residential or tourism development.

ENVIROMENTAL VALUES AND HAZARDS

Significant environmental values associated with riparian vegetation along waterways, particularly upper reaches and tributaries of the Glenelg River.

FUTURE LAND USE OUTCOMES

The economic and land use analysis indicates a strong future for commercial agriculture and forestry as the dominant land use in the precinct. The current settlement pattern, lot and property sizes and land capability are conducive to agriculture and forestry. Farmland of Strategic Significance has been identified.

Rural residential development has not made significant in roads and this position should be maintained to support the ongoing use for agriculture and forestry. Policy to guide decision making regarding new dwellings and subdivision in the rural areas is required.

Maintaining population and services is a key driver for Merino, Digby and Sandford. Demand for new housing is low and supply is constrained by lack of reticulated sewerage. To maintain population and encourage economic development, it is proposed that a flexible approach be taken to development of dwellings in defined areas of the towns.

RECOMMENDATIONS

OBJECTIVES

- To foster and encourage commercial agriculture and forestry
- To protect land identified as Farmland of Strategic Significance
- To protect and enhance environmental and landscape values
- To provide for rural tourism conducive to the cultural heritage, landscape and environmental values, lands use and settlement patterns
- To promote population retention of rural towns

STRATEGIES

- Strongly discourage the subdivision of land to protect agricultural opportunities in the long term
- Prevent the proliferation of housing on small lots and housing unrelated to farming

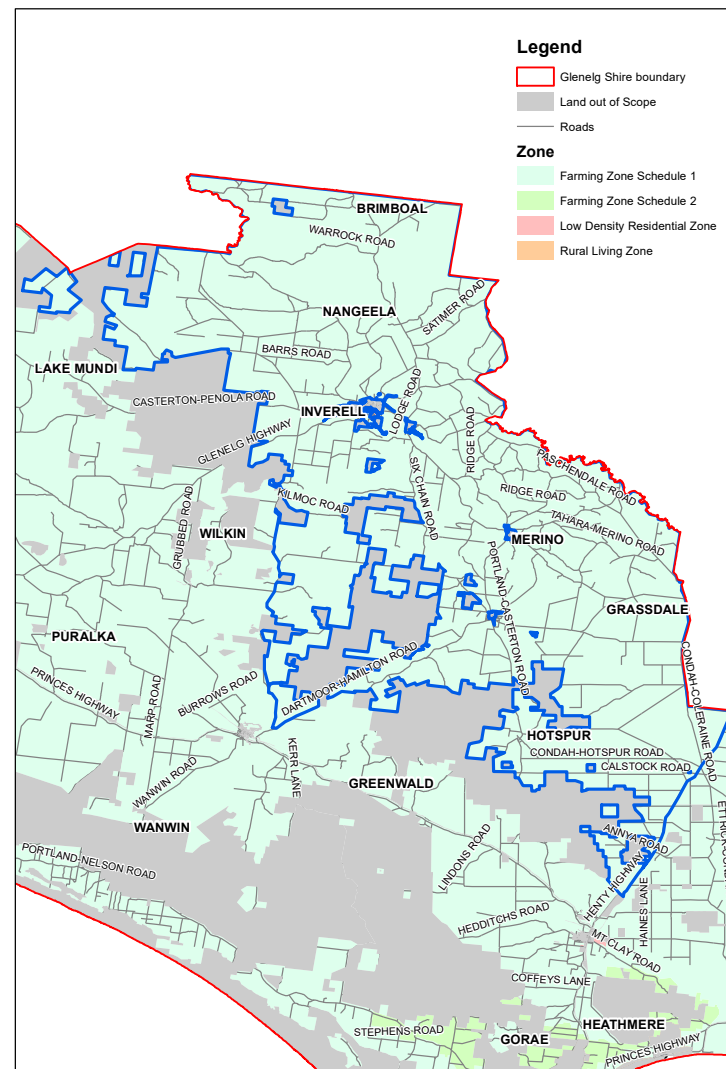
- Discourage uses that are not directly related to commercial agriculture; may have an adverse impact on commercial agriculture; introduce conflict with commercial agriculture.
- Ensure buildings are sited in the landscape and designed to protect the rural farmed landscape
- Strongly discourage development in locations that will result in risk to life and property from bushfire

IMPLEMENTATION

The following suite of measures are recommended to implement the land use and development outcomes for Precinct 6:

- Introduce a precinct map and precinct objectives and strategies at Clause 21
- Introduce two schedules to the Farming Zone (Figure 20).
 - Farming Zone Schedule 1 – for commercial agriculture
 - Farming Zone Schedule 2 – for mixed farming
- Replace the Farming Zone with Farming Zone Schedule 1
- Introduce new local policies at Clause 22 to guide assessment of planning permit applications in the Farming Zone for:
 - New dwellings
 - Subdivision
 - Rural tourism

FIGURE 20:PRECINCT 6 PROPOSED ZONES





5 IMPLEMENTATION

5.1 PLANNING SCHEME AMENDMENT AND GAZETTAL

Following Council adoption of the final Rural Land Strategy, planning scheme amendment documentation will be prepared to introduce the recommended policy into the Glenelg Planning Scheme. The planning scheme amendment will be exhibited prior to gazettal.

APPENDIX 1

Great South Coast Regional Growth Plan (2014) Department of Transport, Planning and Local Infrastructure

Glenelg Shire Council Plan 2013-2017

Glenelg Sustainable Settlement Strategy 2012

Glenelg Industrial Land Use Plan, 2007

Glenelg Strategic Futures Plan (2009)

National Food Plan (2013) Australian Government (Department of Agriculture)

Growing Food and Fibre (2013) Department of Environment and Primary Industry

Food to Asia Action Plan (2014) Victorian State Government

Forestry Plantations for Australia: the 2020 Vision (2002) Australian Government

Green Triangle Region Freight Action Plan (2009) State Governments of South Australia and Victoria

Australia's Green Triangle Report (date n/a) URS

Green Triangle Region Freight Action Plan (2009) State Governments of South Australia and Victoria

Code of Practice for Timber Production (2014) State Government of Victoria

National Aquaculture Statement (2014) Australian Government

Victorian Aquaculture Strategy (2008) State Government of Victoria

Victorian Climate Change Strategy for Fisheries and Aquaculture 2008-2018 Report (2008) State Government of Victoria (

Coastal Spaces Landscape Assessment Study (2006) State Government of Victoria

South West Landscape Assessment Study (2013) State Government of Victoria

Desktop cultural heritage study, Glenelg (2007) Tardis Enterprises Pty Ltd

Regional Catchment Strategy (2013) Glenelg Hopkins Catchment Management Authority

Glenelg Shire Environment Strategy 2010-2020 (2010) Glenelg Shire Council

Glenelg Shire Council Roadside Vegetation Management Plan (2014) GHD

Final Project Report 1 – Impact and Vulnerability Assessment Process and Spatial Outputs (Draft Version 2.0) (2014) Spatial Vision

Waterways Strategy 2014-2022 (2013) Glenelg Hopkins Catchment Management Authority

Western Region Sustainable Water Strategy (2011) Department of Sustainability and Environment

Regional Bushfire Planning Assessment: Barwon South West Region (2012) Department of Planning and Community Development

Portland Engineering Study (2010) AECOM

Glenelg Tourism Strategy (2015) Urban Enterprise

Glenelg Tourism Strategy Background Report (2015) Urban Enterprise

Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria (2015) Department of Environment, Land and Water Planning

REFERENCES

¹ Spatial Economics (2015) Rural residential land demand and supply assessment – Glenelg

² Commercial agriculture refers to farms set up for the sole purpose of producing crops and farm animals for sale, with the sole intention of making a profit and includes various business structures such as family farms and corporate farms and farms of varying scale.

³ Department of Transport, Planning and Local Infrastructure (2015) Planning Practice Note 42: Applying the Rural Zones

⁴ Department of Transport, Planning and Local Infrastructure (2014). Great South Coast Regional Growth Plan.

⁵ Glenelg Sustainable Settlement Strategy 2012

⁶ Glenelg Strategic Futures Plan (2009)

⁷ Budj Bim Master Plan (2014) Tract Consultants

⁸ Spatial Economics (2015) Rural residential land demand and supply assessment – Glenelg

⁹ Coastal Spaces Landscape Assessment Study (2006) State Government of Victoria

¹⁰ South West Landscape Assessment Study (2013) State Government of Victoria

¹¹ Commercial agriculture refers to farms set up for the sole purpose of producing crops and farm animals for sale, with the sole intention of making a profit and includes various business structures such as family farms and corporate farms and farms of varying scale.

¹² WSP Parsons Brinckerhoff (2016) Portland Industrial Land Strategy

¹³ DPCD Future Coasts

¹⁴ AECOM (2010) Portland Engineering Study