

14.01

31/07/2018
VC148

AGRICULTURE

14.01-1S

31/07/2018
VC148

Protection of agricultural land

Objective

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Economic Development, Jobs, Transport and Resources and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-1L-01 Protection of agricultural land

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Proposed C106gelg

Policy application

This policy applies to all planning applications for subdivision in the Farming Zone and Rural Conservation Zone.

Objective

To provide for the incremental growth of farming enterprises.

To support subdivision as a tool primarily to facilitate rearrangement of land parcels to suit contemporary agricultural practices and incremental business growth.

Strategies

Discourage the creation of small lots and further fragmentation of rural land by subdivision.

Discourage small lot subdivision to create lots for 'rural lifestyle' purposes.

Encourage the creation of large square or rectangle shaped parcels, where irregular shaped lots, including those with narrow access way frontages, should be avoided.

Encourage the consolidation of rural land with parcels less than 40 hectares (small lots) to be consolidated with other lots to create one larger parcel of land preferably over 40 hectares in size and/or the re-subdivision of existing lots resulting in fewer or no small lots.

Maintain larger lots over 40 hectares to support broad-acre agriculture.

Avoid multiple small lot subdivisions from the one lot. Support small lot subdivision only for the purpose of excising an existing habitable dwelling that is in excess to the requirements of an agricultural use.

Policy guidelines

Consider as relevant:

For re-subdivision proposals the proposal should result in:

- An overall reduction in the number of lots.
- A lower number of lots with an area less than 40 hectares.

Subdivision proposals to create a lot for an existing dwelling (excision of dwellings) should:

- Discourage the excision of dwellings constructed after August 1999 on lots less than 40 hectares considering they were supported on the basis that they were required for agriculture.
- Be through the re-subdivision of existing lots so that a new small lot is not created. Excision through subdivision that increases the number of lots is discouraged.
- Be satisfied that the existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term.
- Ensure that the dwelling is set back at least 30 metres from lot boundaries other than a road.
- Contain the dwelling near the front of the property.
- Discourage the creation of long narrow lots, battle-axe or similar island style lots.
- Not include significant farm infrastructure.
- Have a maximum size of 2 hectares, with the balance lot to be, or as otherwise required by a provision of this planning scheme, a minimum of 40 hectares.
- Discourage further subdivision by any method to accommodate another existing dwelling from land where a dwelling has previously been excised.

Policy documents

Consider as relevant:

- Rural Land Strategy (RMCG, 2019)

14.01-1L-02 Farming Zone and Rural Conservation Zone - Schedule 1 areas

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Proposed C106gelg

Policy application

This policy applies to planning applications for the use and development of a Dwelling in the Farming Zone and Rural Conservation Zone - Schedule 1 areas.

Objective

To ensure that the use and development of dwellings in rural areas is secondary to commercial agriculture and does not prejudice existing and future agricultural activities.

To ensure the cost-effective servicing of towns and communities by avoiding the impacts of a dispersed population base in rural zones.

Strategies

Ensure that agricultural land is maintained for the cost-effective production of food and raw materials.

Ensure that the agricultural use has been established on the land prior to the construction of a dwelling.

Ensure that a dwelling is sited to minimise impacts on existing and potential agricultural operations on nearby land.

Discourage dwellings on land adjacent to commercial agriculture other than that used for grazing animal production.

Discourage dwellings, including those in association with agriculture, on lots less than the minimum area for which no permit is required.

Ensure that a 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.

Ensure that applications for a new dwelling to support a horticultural activity can demonstrate access to adequate water supply, groundwater entitlement or water storage.

Ensure that a new dwelling is clustered with other dwellings to promote efficient use of resources, infrastructure, and to minimise rural land use conflict.

Ensure that a new dwelling is not located within buffers established under an industry code of practice, the Industrial Land Strategy, or EPA guidelines.

Support the construction of two or more dwellings on a lot only where:

- 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 second and subsequent dwellings are on properties comprising multiple lots and are located on the same lot as the existing dwelling.
- Consolidation of existing lots is included to ensure that the dwelling(s) remain connected to the agricultural use of the land.

Policy guidelines

Consider as relevant:

Maintain a setback of 100 metres to a boundary on land adjacent to commercial agriculture or land with potential for commercial agriculture not in the same ownership.

Policy documents

Consider as relevant:

- Rural Land Strategy (RMCG, 2019)

14.01-1L-03 Farming Zone and Rural Conservation Zone - Schedule 2 areas

Proposed C106gelg

Policy application

This policy applies to planning applications for the use and development of a Dwelling in the Farming Zone and Rural Conservation Zone - Schedule 2 areas.

Objective

To ensure that the use and development of dwellings in rural areas does not prejudice existing agricultural, forestry or industrial activities.

To ensure the cost-effective servicing of towns and communities by avoiding the impacts of a dispersed population base in rural zones.

Strategies

Discourage dwellings in locations that will limit the operation of surrounding commercial agriculture and industrial uses, including buffers required by industry codes of practice or EPA guidelines.

Discourage second or subsequent dwellings.

Ensure that buildings are designed, scaled and sited to protect the landscape characteristics of the area.

Discourage the construction of a new dwelling unless the lot has:

- Legal frontage to a road.
- The potential to be consolidated with another lot to enhance agricultural productivity.
- The capacity to retain all waste water on-site.

Ensure that a new dwelling is clustered with other dwellings to promote the efficient use of resources and infrastructure, and to minimise rural land use conflict.

A new dwelling and associated structures should avoid sites on ridge-lines or hilltops.

Encourage landscaping to provide effective screening from neighbouring dwellings, roads and adjoining commercial agriculture or industrial uses.

Encourage the development of dwellings on land identified adjacent to a designated rural town (as shown in the maps below) and consolidation of existing lots is included to ensure an agricultural use of the land.

GLENELG PLANNING SCHEME



Map 1: Digby FZ2 Dwelling Policy Area

GLENELG PLANNING SCHEME



Map 2: Nelson FZ2 Dwelling Policy Area



Map 3: Sandford FZ2 Dwelling Policy Area

Policy guidelines

Consider as relevant:

Ensure that a dwelling is set back:

- 100 metres to commercial agriculture or land with potential for commercial agriculture not in the same ownership; and
- 500 metres from extractive industry.

Policy documents

Consider as relevant:

- Rural Land Strategy (RMCG, 2019)

14.01-2S

21/09/2018
VC150

Sustainable agricultural land use

Objective

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

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16/01/2020
C102gelg

Sustainable agricultural land use

Strategies

Support a diversity of agricultural uses including agroforestry, aquaculture and horticulture.

Support the establishment and development of wineries and other tourism orientated agriculture.

14.01-3S

31/07/2018
VC148

Forestry and timber production

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production* (Department of Environment and Primary Industries, 2014).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production* (Department of Environment and Primary Industries, 2014)

