

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.

14.01-1R

Protection of agricultural land - Gippsland

31/07/2018
VC148

Strategy

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

14.01-1L**Dwellings and subdivision in rural areas**

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Proposed C139bawb

Policy application

This policy applies to all land in the Farming Zone and Rural Activity Zone.

Objectives

To ensure that the development of dwellings and subdivision, including the creation of small lots for existing dwellings, minimises the loss of productive agricultural land and does not prejudice activities associated with agricultural production.

To provide guidance for development of dwellings that are integral to the substantial commercial farming or tourism use of the land.

Strategies

Discourage the development of a dwelling on land that is used for a farming enterprise comprising only small-scale animal husbandry.

Discourage the development of a dwelling unless it is required for a commercial farming purpose or for an approved tourism business to the satisfaction of the Responsible Authority.

Discourage dwellings on lots where wastewater cannot be retained and treated within the lot.

Limit the area associated with a dwelling and ancillary buildings and facilities so that the area for agriculture or rural purposes is maximised.

Discourage the development of dwellings close to a neighbouring dwelling or a farming activity node such as; stockyards, dairy shed or effluent treatment ponds.

Encourage consolidation of vacant lots within the property (being lots in the same ownership which adjoin each other or are separated only by a stream, stream reserve, or unmade or unused government road or rail reserve) on which the dwelling is proposed.

Policy guidelines

Consider as relevant:

- A business plan or farm management plan clearly demonstrates that a dwelling is required for a commercial farming purpose or an approved tourism business on the land.
- Limiting a dwelling and ancillary buildings and facilities, to within a 2000 square metre envelope.
- Setting dwellings back at least 100 metres from a neighbouring dwelling or a farming activity node.
- An agreement under Section 173 of the Act, that ensures that the lot cannot be subdivided to create an additional lot and cannot be used for any further dwelling.
- That a proposal for a new dwelling adjacent to two or more existing dwellings constitutes a 'concentration' or 'proliferation' of dwellings in the area when considering the Dwelling Decision guidelines under clause 35.07.

Supporting dwellings on existing lots within the Strzelecki Ranges that are close to main towns and have access to roads with an all-weather surface.

Subdivision strategies

Discourage small lot subdivisions including dwelling excisions that may result in adverse amenity impacts or result in potential for further subdivision or dwellings.

Discourage subdivision that would result in fragmentation of a large farm holding, or abandonment of primary production on most of the land.

Discourage the subdivision of lots originally established for the purpose of rail, road or a reserve unless it involves consolidation of land with the adjoining rural property.

Retain the potential for large scale, broadacre farming by encouraging the retention of large lots.

Discourage re-subdivision within a land holding, that comprises of more than one lot, where it would increase the overall development potential of the land.

Ensure that any building used as the basis for the creation of a small lot for an existing dwelling, satisfies the definition of a dwelling in the planning scheme, has existing use rights as a dwelling and is in a habitable condition.

Policy guidelines

Consider as relevant:

Discouraging the excision of a dwelling from a lot of less than 40 hectares unless either:

- The remaining lots within the land holding and same ownership are consolidated.
- The purpose of the subdivision is to make the residual lot available only for agricultural production and the applicant agrees to enter into an agreement under Section 173 of the Act to prohibit a dwelling on the residual lot.

Discouraging the creation of a small lot for a dwelling where there could be adverse amenity impacts by being within:

- 100 metres of a dairy shed, effluent ponds or stock yards.
- The buffer distance of a use listed in Clause 53.10.
- The buffer distance of an approved broiler farm or cattle feedlot.

Restricting the creation of a small lot for any existing dwelling to a maximum of 2 hectares.

Supporting the realignment of boundaries between two lots:

- involving less than 10 percent area of either lot.
- where the total lot area of each lot is less than 40 hectares.

The desirability of using an agreement under Section 173 of the Act for all proposed lots to restrict further subdivision and the potential for any further dwellings.

The desirability of using an agreement under Section 173 of the Act to restrict the additional subdivision potential of a land holding.

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.

BAW BAW PLANNING SCHEME

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)

14.01-2L Sustainable agricultural land use in Baw Baw

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Proposed C139bawb

Objective

To maintain and strengthen agriculture as a major contributor to the Shire's economy.

Strategies

To encourage a diverse range of agricultural enterprises that can use smaller landholdings.

14.01-2L Agricultural soil protection

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Proposed C139bawb

Objective

To avoid agricultural industries being prejudiced by removal or degradation of soils.

Strategies

Discourage land uses that damage soil integrity.

14.01-3S Forestry and timber production

31/07/2018
VC148

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)

14.01-3L Sustainable forestry and timber production in Baw Baw

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Proposed C139bawb

Objective

To develop an ecologically sustainable timber industry that can contribute to environmental rehabilitation.

Strategies

Encourage agroforestry in sensitive environmental areas that:

- Contribute to management of erosion and land slip.
- Improve water quality.

Encourage forestry practices that support habitats for the survival of threatened and rare flora and fauna, including the Leadbeater's Possum.

Encourage establishment of native vegetation for production of sustainable wood products.