

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 in Surf Coast

40/06/2024 --/--/----
 G436surf Proposed C133surf

Policy application

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

Strategies

Discourage the subdivision of land below the minimum lot sizes specified in the schedules to the zones.

Discourage any proposal to rezone, use or subdivide land for rural residential or urban residential development, other than land identified for future residential or low density residential development on the Torquay-Jan Juc, Winchelsea and Moriac framework plans in Clause 02.04.

Discourage ~~tourism development in prime farming areas, particularly in areas with an open rural landscape~~ use and development that results in an unreasonable loss of productive capacity of agricultural land or adversely impacts on the productivity of adjoining agricultural land.

Discourage use and development in identified Agricultural Soil Quality Hotspots (shown in the Sustainable Agricultural Focus Area map at Clause 14.01-2L), that is not directly associated with soil based agriculture.

Discourage fragmentation and non-productive use of agricultural land.

Discourage dwellings unrelated to ~~the rural use of~~ agricultural production on the land.

Discourage uses not associated with an agricultural activity ~~in rural areas~~.

Policy guideline

Consider as relevant:

- Whether ~~non-agricultural~~ land use ~~or~~ development enhances the environmental conditions of the land by:
 - Protecting and re-establishing native vegetation, ~~including in riparian areas~~.
 - ~~Protecting waterways and natural water courses~~.
 - Controlling pest plants and animals, erosion, salinity, stormwater and nutrient runoff.

14.01-1L-02 Dwellings in the Farming and Rural Conservation Zones

10/06/2021
C136surf

Policy application

This policy applies to an application to use or develop land for a dwelling in the Farming Zone and Rural Conservation Zone.

Objective

To help effect the long term protection of rural land for agricultural purposes.

To protect the landscape character of rural land.

Strategies

Limit the number of dwellings built in rural areas.

Avoid the use or development of dwellings on lots below the minimum lot size where either:

- The land is not identified as a tenement in this policy.
- The lot is part of a tenement, identified in this policy, and the maximum number of dwellings across the tenement would be exceeded.

Encourage the retention of rural land holdings and their continued use for rural production.

Avoid the use or development of an additional dwelling on a lot unless it is required for the operation of a productive rural activity that will generate a marketable rural commodity.

Ensure each lot used for a dwelling:

- Has a legal frontage to a road.
- Is suitable for a dwelling by way of its shape and configuration.

Policy guidelines

Consider as relevant:

- Limiting the maximum number of dwellings to one (including any existing or proposed dwellings) on:
 - A lot created under a Plan of Subdivision approved by the responsible authority prior to 5 October 2000.
 - A lot comprising a tenement on 18 December 1997.
 - Each lot in Bellbrae Township as shown shaded on the Bellbrae Township tenement lot plan to this clause.
 - Each of lots 1 to 24 LP136440 in Jarosite Road, Bells Beach as shown shaded on the Jarosite Road tenement lot plan to this clause.
 - Each lot in Aireys Inlet as shown shaded on the Aireys Inlet tenement lot plan to this clause.
 - Each lot in Eastern View as shown shaded on the Eastern View tenement lot plan to this clause.
 - The consolidated lots of 18 and 76 LP10103, in Big Hill as shown shaded on the Big Hill tenement lot plan to this clause.
 - Each lot in Big Hill as shown shaded on the Big Hill tenement lot plan to this clause, other than the consolidated lots of 18 and 76 LP10103.

SURF COAST PLANNING SCHEME

- Each lot in Cathedral Rock as shown shaded on the Cathedral Rock tenement lot plan to this clause.
- Each lot of Crown Allotments 1 & 2 Section F and each lot of Crown Allotments 1 to 10 Section B in Lorne as shown shaded on the Lorne tenement lot plan to this clause.
- Limiting the maximum number of dwellings on the tenement to one, where:
 - A lot comprises part of a tenement on 18 December 1997 if the total area of the tenement is less than twice the minimum lot size specified in the zone schedule.
 - A lot comprises part of a tenement on 18 December 1997 where the said part was acquired in a single transaction between 17 December 1975 and 18 December 1997, if the total area of the tenement is less than twice the minimum lot size specified in the zone schedule.
- On a lot comprising part of a tenement on 18 December 1997 where the said part was acquired in a single transaction between 17 December 1975 and 18 December 1997, if the total area of the tenement is at least twice the minimum lot size specified in the schedule to the zone, limiting the number of dwellings so that it does not exceed the maximum number of dwellings permissible if the tenement were a single lot.
- On a tenement comprising more than one lot on 18 December 1997:
 - Consolidating lots prior to the commencement of development.
 - An agreement under section 173 of the Act stating the owner will not apply to use or develop a dwelling on any lot that does not contain a dwelling or have a valid permit for a dwelling at the date of the agreement.

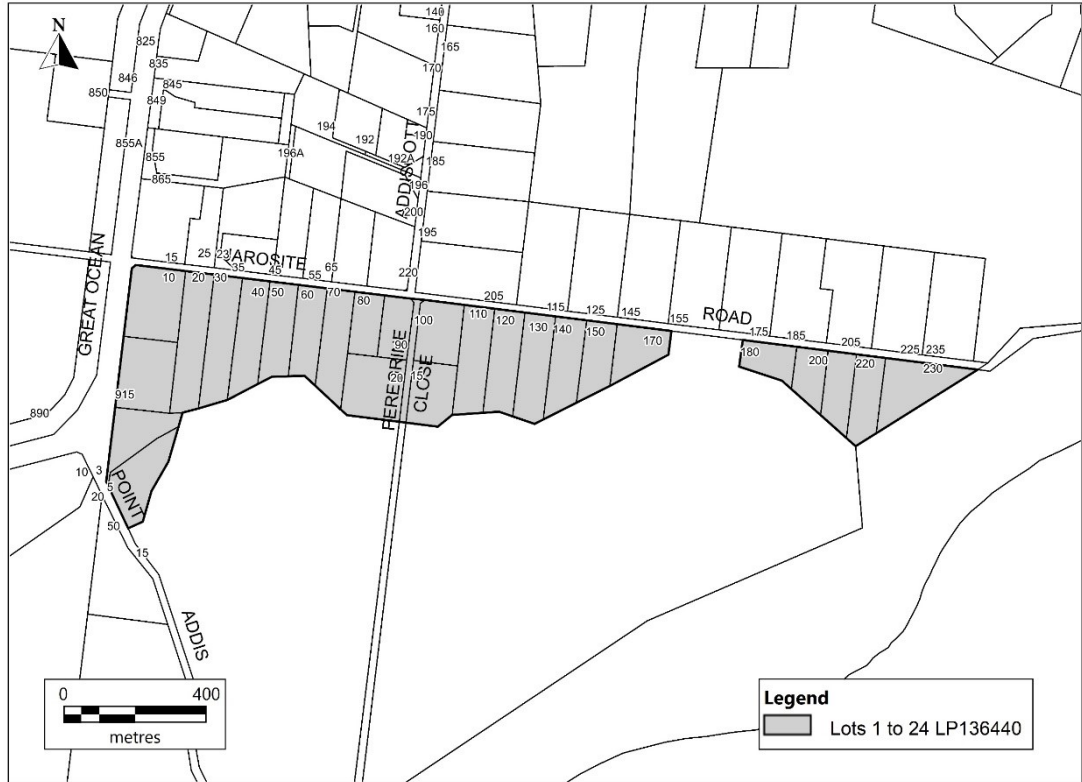
SURF COAST PLANNING SCHEME

Bellbrae Township tenement lot plan



SURF COAST PLANNING SCHEME

Jarosite Road tenement lot plan



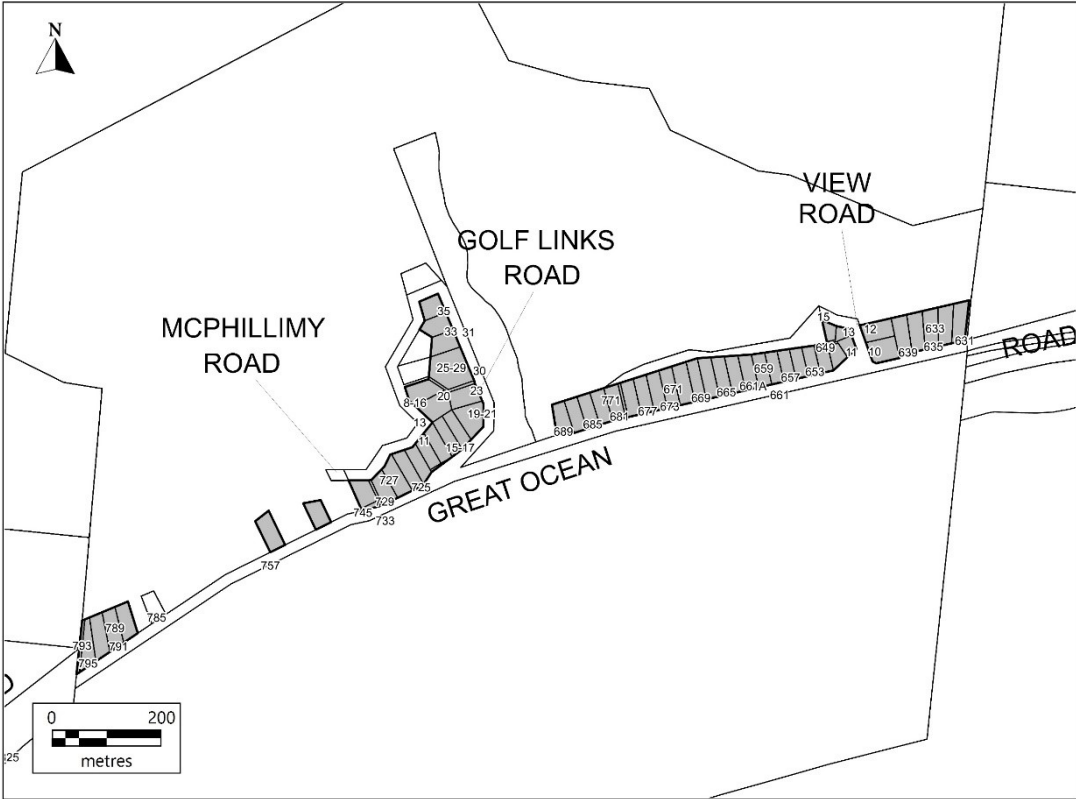
SURF COAST PLANNING SCHEME

Aireys Inlet tenement lot plan



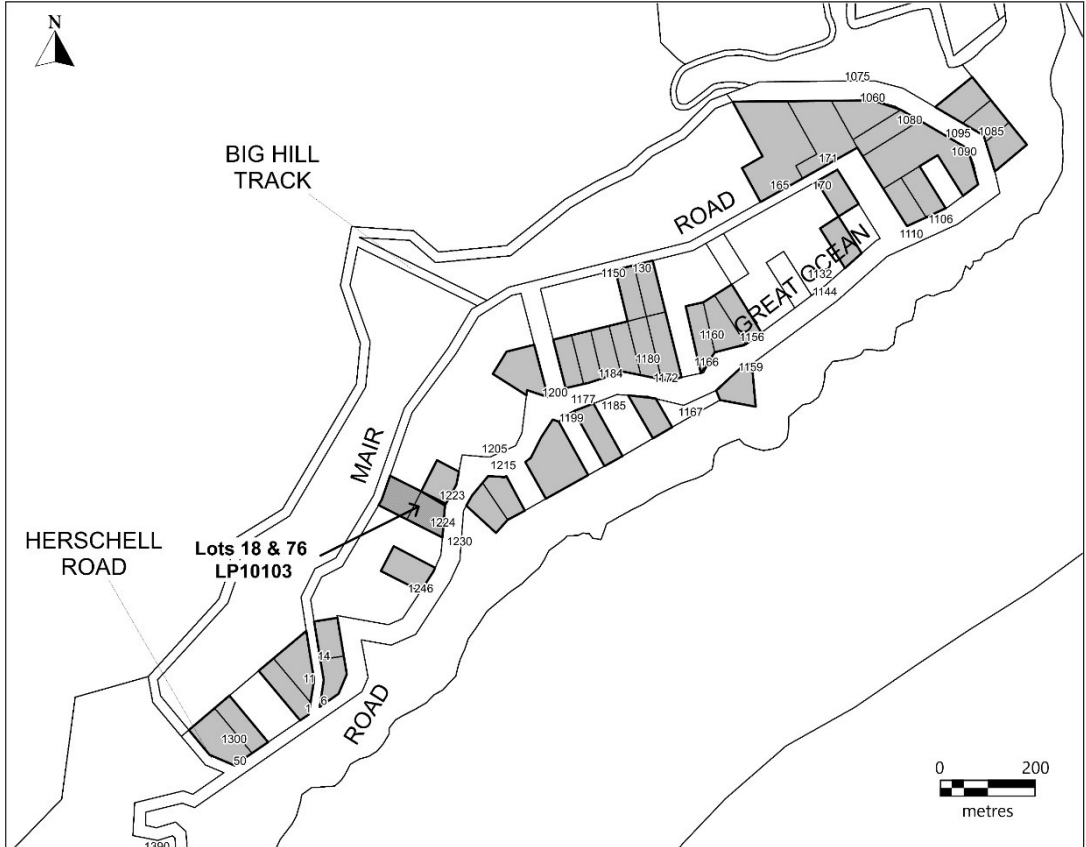
SURF COAST PLANNING SCHEME

Eastern View tenement lot plan

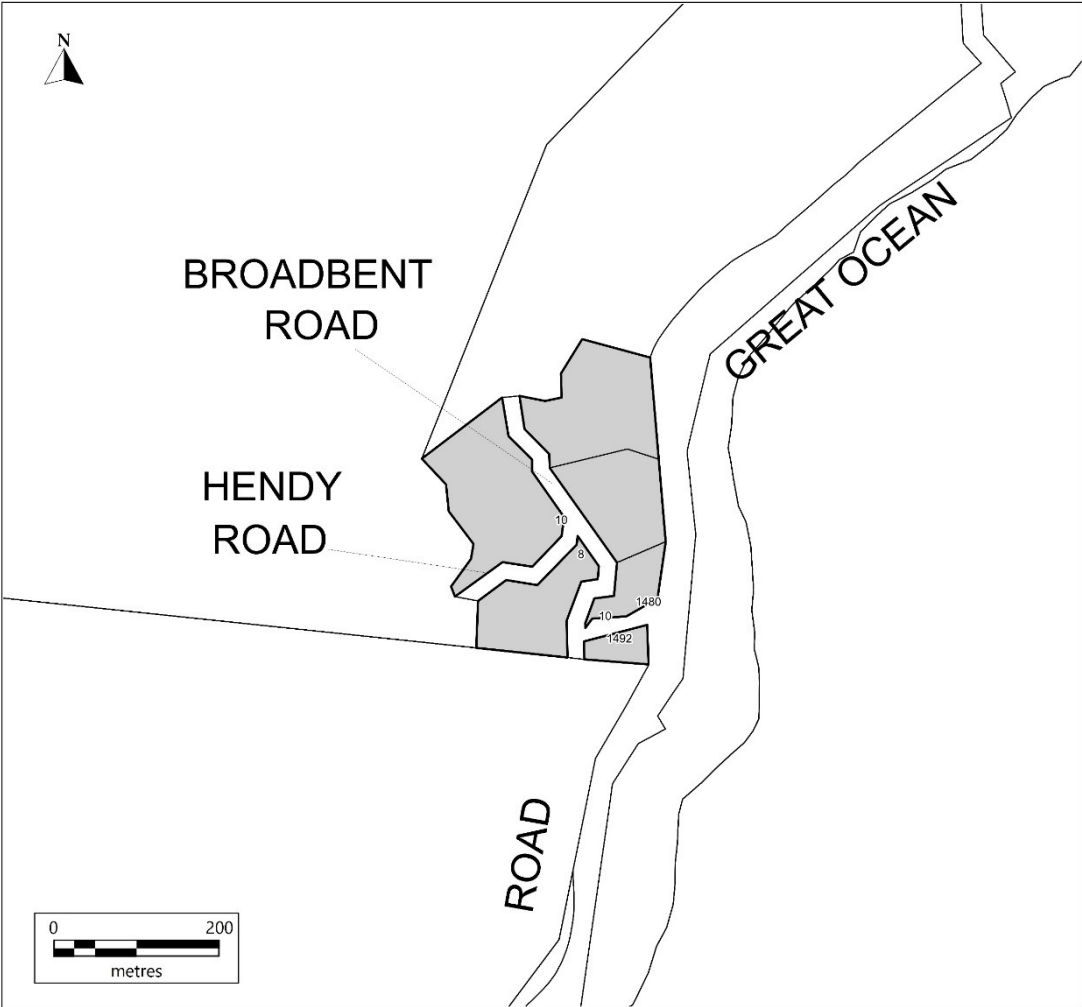


SURF COAST PLANNING SCHEME

Big Hill tenement lot plan

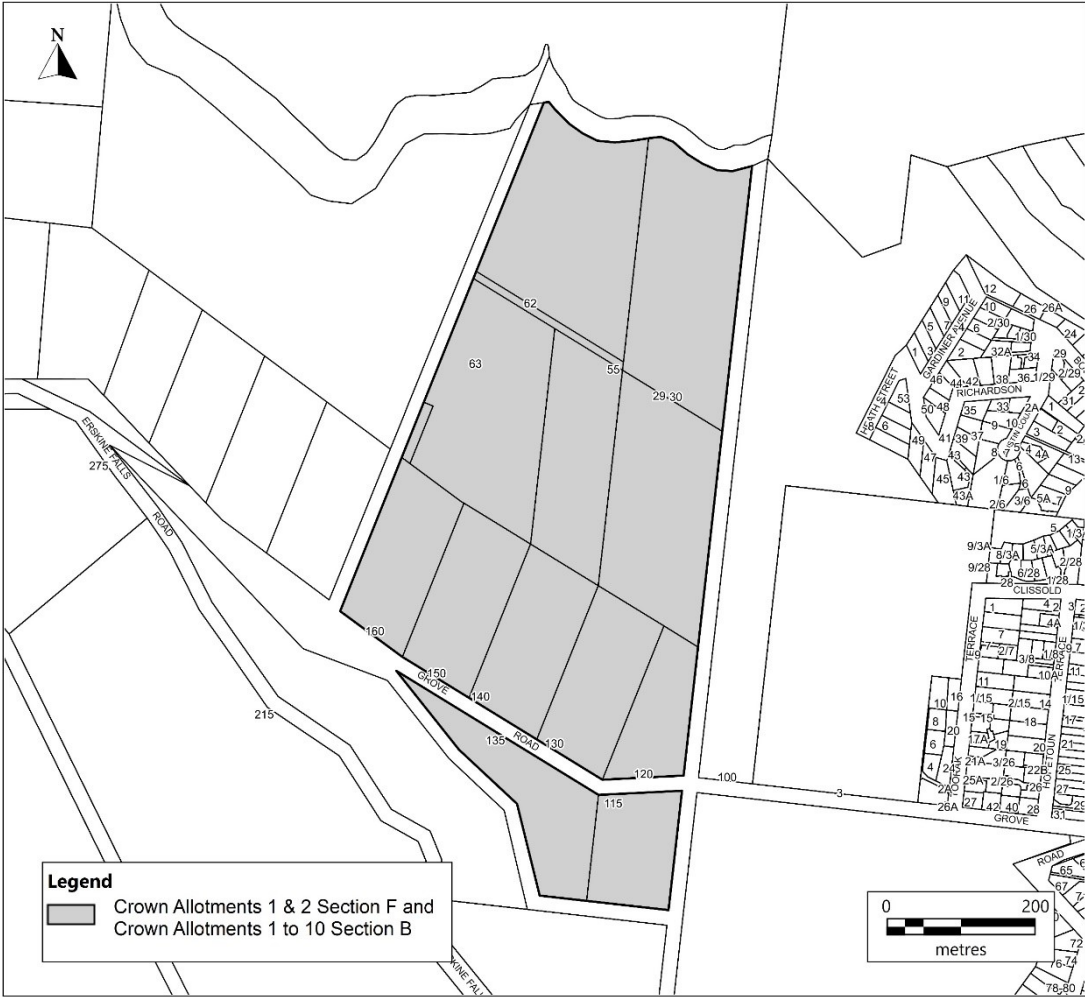


Cathedral Rock tenement lot plan



SURF COAST PLANNING SCHEME

Lorne tenement lot plan



14.01-1L-03 Subdivision in the Farming Zone and Rural Conservation Zone

40/06/2024 --/--/----
 G436surf Proposed C133surf

Policy application

This policy applies to an application to subdivide land in the Farming Zone and Rural Conservation Zone.

Strategies

~~Discourage subdivision of land unless it will result in land management practices that will protect and enhance the environmental condition of the land.~~

Design subdivision layouts to protect environmental assets on the land such as wetlands, waterways, significant trees and other significant vegetation, by providing suitable buffers around the asset.

Policy guidelines

Consider as relevant:

- Calculating the total number of lots for re-subdivision by counting only those lots that have a frontage with legal access to a road and are suitable for a dwelling due to their shape, configuration and means of access.
- Providing a 50 metre buffer from a wetland or waterway, 30 metre buffer from a minor waterway, 10 metre clearance from significant trees and 30 metre clearance from other significant vegetation in subdivision layouts to protect environmental assets.
- The use of agreements or covenants to protect identified environmental values.
- Avoiding subdividing land to create a lot for an existing dwelling, unless **all of the following requirements are met:**
 - **There are two or more existing dwellings on the lot.**
 - The ~~dwelling has~~**dwellings have** been occupied or capable of being occupied on and since 18 December 1997.
 - The lot intended to contain the existing dwelling is not greater than 1 hectare in area and is of a shape and configuration that will have minimal impact on the continuing agricultural use and management of the balance of the tenement (in particular, battle-axe shaped blocks are discouraged).
 - Since 17 December 1975, no other dwelling has been excised from any tenement of which the land has formed a part.
 - The larger tenement after subdivision complies with the minimum lot size requirement in the schedule to the zone.

14.01-1L-04 Other discretionary use and development in the Farming Zone and Rural Conservation Zone

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Proposed C133surf

Policy application

This policy applies to an application to use or develop land (other than for a single dwelling) in the Farming Zone and Rural Conservation Zone.

Objective

To protect the primacy of agricultural production in the rural hinterland and strengthen opportunities for complementary use and development that respects the hinterland's scenic values.

Strategies

Discourage industry, manufacturing sales and warehouse uses that do not have a direct relationship with agricultural production or a use that is complementary to agricultural production on the land.

Ensure that discretionary use and development (other than industry, manufacturing sales and warehouse) are complementary to an agricultural activity on the property unless:

- The site is located outside an identified Agricultural Soil Quality Hotspot (shown on the Sustainable Agricultural Focus Area map at Clause 14.01-2L) and the Winchelsea Plains landscape precinct (shown on the Landscape Precincts plan at Clause 02.04).
- The site is strategically located with respect to an identified tourist route and bushfire risk can be reduced to an acceptable level.
- The use and development does not rely on publicly funded upgrades to municipal infrastructure or an extension of municipal services.
- The development is clustered with, and will complement, uses that have a direct relationship to agricultural production.
- The use is dependent on a non-urban setting.

Prioritise the use of the land for agriculture and minimise the proportion of the property used for the non-agricultural use and development.

Discourage function centres in rural areas where the function centre use could compromise agricultural production.

Ensure that the agricultural productivity of land beyond the immediate impact area of the use and development is not adversely affected.

Policy guidelines

Consider as relevant:

- The impact of discretionary uses on agricultural productivity including from the proximity of a discretionary use and development to the boundary, increased traffic movements and the emission of noise.
- The impact and potential impact of agricultural uses on the discretionary use.
- Whether a non-urban setting is appropriate having regard to the impact and sustainability of:
 - Risk mitigation measures.
 - Infrastructure provision and maintenance.
- The views of the Country Fire Authority and other relevant emergency service providers, including their capacity to respond to an emergency event on or threatening the site.

14.01-2S21/09/2018
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)

14.01-2R

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Agricultural productivity - Geelong G21

Strategy

Support new opportunities in farming and fisheries.

14.01-2L**Sustainable agricultural use**

40/06/2024 --/--/----

E436surf Proposed C133surf

Strategy Objective

To facilitate a resilient and innovative agricultural sector that is underpinned by sustainable land management practices.

Strategies

Support agroforestry where it is compatible with surrounding farming practices and minimises visual impacts when viewed from tourist roads.

Support agricultural use and development that is underpinned by adaptive practices like water minimisation and water recycling or reuse, and renewable energy sources.

Encourage intensive animal production, pig farms, poultry farms, large commercial farms with the potential for off-site amenity impacts and associated complementary uses in the Intensive and commercial farming area as shown on the map to this clause.

Minimise off site impacts by ensuring that intensive animal production is only supported in the Transition area, as shown on the map to this clause, where buffers and separation distances can be provided within the subject land.

Discourage non-agricultural uses in the Transition area, as shown on the map to this clause, unless the use complements the agricultural use of the subject land and does not prejudice the agricultural use of other land in the Transition area.

Encourage commercial farming and agri business and associated complementary uses in the Commercial and agri business focus area shown on the map to this clause.

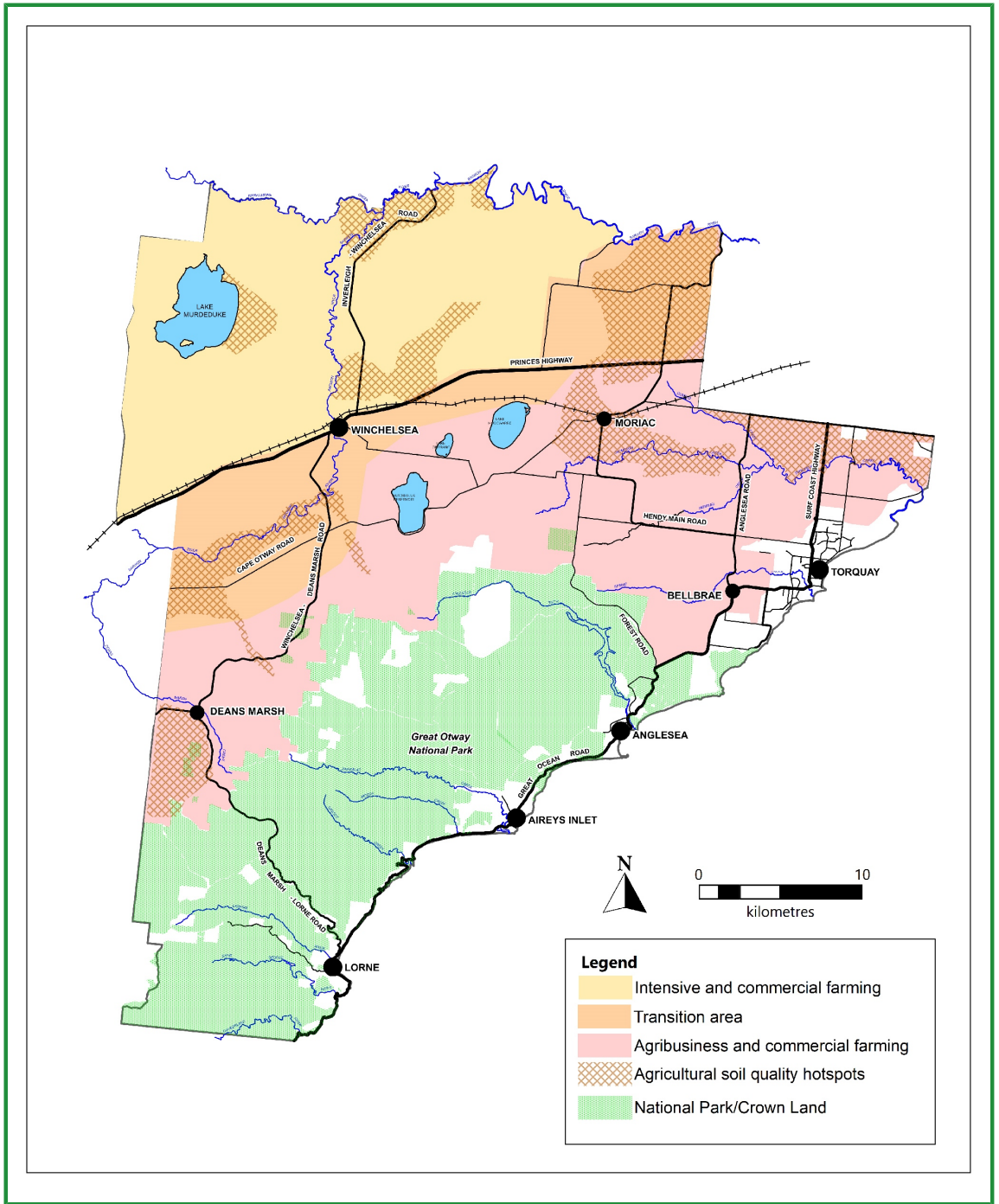
Support infrastructure, agricultural activities and farm management practices that are ecologically sustainable and maintain or increase agricultural productivity.

Policy guidelines

Consider as relevant:

- The sustainability of the land use and associated development irrespective of land area, having regard to:
 - Management actions for soil health.
 - Security of water supply and management of water resources.
 - The protection and enhancement of native vegetation.
 - Ongoing actions to control pest plants and animals.

Sustainable Agricultural Focus Area map



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)

