

22.03 ECONOMIC DEVELOPMENT

22/11/2012
C30

22.03-1 Agriculture

19/01/2006
VC37

This policy applies to all land in the Rural zones.

Policy Basis

Agriculture is the single most important industry in the Shire, its protection and enhancement is linked to the environmental and economic well being of the Shire.

Objectives

- To protect the natural and physical resources upon which agricultural industries rely.
- To promote agricultural industries which are ecologically sustainable and incorporate best management practices.
- To prevent land use conflicts between agricultural uses and sensitive uses and ensure that use and development in the Shire is not prejudicial to agricultural industries or the productive capacity of the land.
- To support the diversification of agriculture, the development of agroforestry and the processing of agricultural products grown within the municipality.

Policy

It is local policy that:

Agricultural Resources

- Land capability and land suitability will be taken into account in the assessment of use and development proposals.
- Agricultural land will be protected as an economic and environmentally valuable resource. Conversion of land to non-soil based use and development will be strongly discouraged unless there is no other suitable site for the proposed use and development and overwhelming public benefit is demonstrated.
- The retention of the resource of agricultural land in productive units will be preferred and the fragmentation of land will be strongly discouraged.
- Use and development which alienates agricultural resources, is sensitive to off-site effects, lessens the capacity of essential infrastructure or in any other way may prejudice agricultural resources and agricultural production will be strongly discouraged.

Agricultural Practices

- Sustainable agricultural industries which incorporate best management practice will be strongly supported.
- Intensive agricultural industries will be located and managed having regard to soil and water quality, the adequacy of infrastructure services and the location of sensitive use and development.

Agricultural Development

- Use and development of agricultural lands will ensure the long term sustainable management of the natural resources and environment that support the agricultural use of land.
- Use, development and subdivision, which is in support of sustainable agriculture and improved land management will be strongly supported.

22.03-2

19/01/2006
VC37

Horticulture

This policy applies to all land in the Rural Zones.

Policy Basis

As an important agricultural use horticulture has particular resource needs which need to be clearly addressed before new use and development takes place.

Objectives

- To promote sustainable horticultural production.
- To recognise the natural and physical resource requirements of horticultural production.
- To manage the potential off-site effects of horticultural production.

Policy

It is local policy that:

- The potential effect of land use practices associated with horticultural production including irrigation and spraying will be taken into account in the assessment of use and development proposals for horticulture.
- Greenhouses, igloos and other structures associated with horticultural production will be properly sited and designed having regard to local landscape qualities.

22.03-3

19/01/2006
VC37

Timber & Timber Processing Industries

This policy applies to the establishment of new timber plantations and timber industries.

Policy Basis

The timber industry is a major industry that offers the Shire with substantial opportunities for new investment and job creation. Sustainable timber production and the development of timber industries to process product are supported where they are undertaken so as to minimise any adverse impacts.

Objectives

- To ensure that processing and value adding industries are located within the Shire.
- To ensure that timber production is developed in accordance with the Code of Forest Practice for Timber Production
- To ensure that water quality is not affected during planting and harvesting of timber.
- To ensure that adequate road infrastructure is provided to all sites.
- To ensure that adequate fire safety measures for all plantations are implemented and maintained.

Policy

It is policy that all applications for timber production will be accompanied by the following:-

- A report demonstrating compliance with the Code of Forest Practice for Timber Production.
- A Management plan(s) endorsed by an independent qualified forester or where appropriate a Consultative Committee of Council consisting of timber representatives for harvesting and planting of plantations coupes will be provided.
- Road infrastructure report which has examined issues relating to existing and future access, tonnage of timber to be harvested and impacts on road, drainage and bridge infrastructure.
- Environmental Effects report on the location of timber processing industries on the surrounding natural and built environment.

22.03-4

22/11/2012
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Tourism Use and Development

This policy applies to applications proposing the use and development of land for tourism purposes.

Policy Basis

Tourism development in Corangamite Shire is inextricably linked to the quality of natural and cultural attractions. The management of the assets on which the industry relies is a major contributor to tourism development.

Objectives

- To support quality tourist development in association with the landscape and the heritage values of rural and urban areas.
- To focus coastal related tourism use and development in the towns of Port Campbell and Princetown and on strategic tourism opportunity sites.
- To promote tourism accommodation, activities and services that will attract visitors to the Shire, serve the needs of tourists and showcase local produce and features.
- To encourage tourism development related to agricultural and other rural based industries.
- To facilitate tourism development, uses and activities that will generate local employment opportunities.
- To encourage specific and limited land uses that fulfils identified tourism needs and opportunities.

Application requirements

- An application must be accompanied by a site analysis and design response demonstrating how the proposal responds to the features and characteristics of the site and surrounding area.

Policy

Tourism opportunity sites

It is policy to encourage the use of nominated tourism opportunity sites in accordance with Table 1.

It is policy to discourage the use of nominated tourism opportunity sites for other uses except where the current primary use of the site is for agriculture and the proposed use is in conjunction with, and will support the ongoing agricultural viability of the site.

It is policy to only support the subdivision of tourism opportunity site into a smaller lot/s necessary to accommodate an approved tourism use and development. Subdivision of the balance area of a tourism opportunity site not approved for a tourism use and development in accordance with Table 1 is strongly discouraged.

Table 1

Tourism opportunity site	DDO5 map reference	Preferred use(s)
Glenelg Highway, Skipton, Lot 2 LP78265, Parish of Skipton	N/A	Camping and caravan park
Mt Widderin Caves, Lots 4 and 5 TP810977, Parish of Borriyalloak	N/A	Group accommodation, Interpretation centre
Mt Elephant, Derrinallum, Lot 1 TP886368, Parish of Geelengla	Map 1	Food and drink premises (other than Hotel and Tavern), Interpretation centre
658 Purrumbete Estate Road, Lake Purrumbete, Lot 2 TP234554, Parish of Purrumbete South	N/A	Function centre, Group accommodation, Motel, Restaurant, Tavern
'Glenormiston College', Crown Allotment 5, Parish of Glenormiston	N/A	Education centre, Function centre, Residential building
'Berry World', Lot 1 TP166179, Parish of Timboon	N/A	Convenience shop, Restaurant
Barrett Street, Timboon, Lot 2 LP205437 and Lot 1 LP88072, Parish of Timboon	N/A	Camping and caravan park, Group accommodation, Residential hotel
'Scotts Creek General Store', Lot 1 TP684191 Township of Scott's Creek	N/A	Convenience shop, Group accommodation, Restaurant, Tavern
'Camp Cooriemungle', Crown Allotment 10d Section C, Parish of Waarre	N/A	Camping and caravan park, Group accommodation
'Peterborough Airfield', Lot 2 TP834074, Parish of Timboon	Map 2	Airport, Group accommodation, Heliport
Port Campbell West, 268 Great Ocean Road, Port Campbell, Lot 1, TP174312 and Lot 1, TP 245419, Parish of Paaratte	Map 3	Group accommodation, Host farm, Residential hotel
Booringa Road, Princetown, Lot 2 PS508387, Parish of Waarre	Map 4	Group accommodation, Residential hotel
'Glenample Homestead', Lots 17 and 18, TP130811, Parish of La Trobe	Map 5	Camping and caravan park, Interpretation centre, Residential hotel, Restaurant

Tourism opportunity site	DDO5 map reference	Preferred use(s)
'Kangarooobie, Princetown, Gellibrand Lower', Lot 1 TP251582, Lot 1 TP231273 and Crown Allotment 141, Parish of La Trobe	N/A	Backpackers' lodge, Group accommodation, Residential hotel
Moonlight Head West, Lots 1 and 2, PS500657 and Crown Allotments 27 and 33, Parish of Wangerrip	N/A	Backpackers' lodge, Bed and breakfast, Group accommodation, Residential hotel
Moonlight Head East 2, Crown Allotments 38, Parish of Wangerrip	Map 6	Backpackers' lodge, Bed and breakfast, Group accommodation, Residential hotel

Decision Guidelines

Before deciding on an application the responsible authority will consider:

- The cumulative impacts of tourism development.
- The impact of the design and siting of proposed buildings and works on:
 - the natural and built environment
 - the landscape features of the immediate environs
 - the topography and topographical features of the site.
- Whether the proposed use and development is integrated with existing commercial use and development.
- The proximity of the proposed development to transport routes.
- The visual prominence of buildings and works when viewed from public vantage points, including tourist attractions and tourism routes.
- Whether landscaping treatment has been used to enhance the presentation of the development.
- Whether the height, scale, mass and colour of the proposed development is compatible with the building forms and types evident with the surrounding environment.
- The impact of the proposed development on native vegetation, watercourses and other natural features.
- The capability of the site to accommodate the proposed use and development.
- The provision of access to and within the site from internal and external roads.
- The provision of car parking areas for patrons.

Reference

Corangamite Shire Tourism Opportunity Study, Corangamite Shire Council (December 2010).