

22.0224/03/2016
C214**RURAL DWELLINGS POLICY**

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

Policy basis

The economic significance of rural areas is important to the development of Greater Bendigo. Agricultural production, tourism and recreation potential and the infrastructure of the region are valuable assets worthy of protection. Isolated dwellings in rural areas have the potential to disrupt agricultural activities, and in bushland areas have the potential to fragment areas which contain significant environmental values. Ongoing agricultural production depends, in part, upon maintaining a mass of productive land, which excludes concentrations of residential type uses that have the potential to restrict normal agricultural practices.

Objectives

To discourage the fragmentation of rural land, or land with significant environmental values.

To ensure that existing agricultural enterprises in the Farming Zone are not placed under pressure from the encroachment of residential activities.

To promote effective staging of rural living development linked to the effective supply of infrastructure and services and sound environmental management.

To limit the subdivision, use or development of land to that which is compatible with the utilisation of the land as a sustainable agricultural resource.

To ensure that dwellings which are excised do not prejudice agricultural production activities.

To ensure that dwellings which are excised are properly sited and designed.

To ensure that domestic wastewater management systems are appropriately located, designed and managed.

To discourage the construction of dwellings on existing small lots within the Farming Zone.

Policy

It is policy to:

- Protect existing land zoned Farming Zone from fragmentation by the use of land for residential purposes.
- Ensure dwellings excised under the provisions of Clause 35.07-3 are in a habitable condition and comply with the Building Code of Australia.
- Discourage dwellings on existing small lots (lots smaller than the schedule minimum) in all rural areas except if:
 - Subdivisions have been created since the introduction of planning controls,
 - Substantial infrastructure works have been completed; or
 - The land has no agricultural potential and native vegetation will be retained and managed.

- Ensure all subdivisions and all dwellings on small lots comply with an adopted restructure plan when affected by a Restructure Overlay.
- Discourage the construction of dwellings within the preferred locations for intensive agricultural industries unless associated with the intensive animal industries.
- Ensure all dwellings have adequate water and access for fire safety.
- Ensure all dwellings are serviced by a domestic wastewater management system (where connection to reticulated sewerage is not required by the responsible authority) which:
 - Is suitable to the soil type and topography of the land.
 - Is appropriately sited and located away from environmentally sensitive features.
 - Is located to avoid and minimise the removal of vegetation.
 - Is able to treat and retain all wastewater within the lot boundary.
 - Is appropriately operated and maintained.
- Ensure an application for a new dwelling is accompanied by an environmental management plan that addresses and details the following requirements, where relevant:
 - Building envelopes and lot boundaries.
 - Landforming, drainage and dams.
 - Extent of native vegetation and any native revegetation. Services and infrastructure including the location and design of roads and wastewater disposal.
 - Adjoining land uses including other dwellings.
 - Wildfire hazard.
 - Environmental features including degraded land, saline discharge, recharge areas, potential inundation and flooding.
 - Cultural, historic and conservation values including significant flora and fauna.
 - Use of adjoining public land.
 - Boundaries of any relevant declared water supply catchments.

Reference documents

City of Greater Bendigo, *Guidelines for the Preparation of Environmental Management Plans for Strathfieldsaye Rural Areas, September 1994*

Bluml, M et al., *Land Capability Study of the City of Greater Bendigo, Huntly District 1995*

Bryant, E & Lorimer, M, *Land Capability Study of the Rural City of Marong, April 1993*

Bluml, M, Boyle, G & Jones, E, *Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District, 1995*

City of Greater Bendigo Domestic Wastewater Management Strategy, 2014-15

City of Greater Bendigo Land Capability Mapping and Assessment Tools for Wastewater Management, 2015