

## **22.01 SETTLEMENT AND INFRASTRUCTURE**

16/02/2017  
C68

### **22.01-1 Rural Residential**

16/02/2017  
C68

This policy applies to the subdivision and development of land in the Rural Living Zone and the Rutherglen Rural Activity Zone area.

#### **Policy basis**

There is a very clear and consistent demand for various and differing types of rural residential use and development within the Shire which has been evidenced by growth over a long period of time. This policy and the application of the Rural Living Zone and Rural Activity Zone seek to provide for continued rural residential use and development. The application of the Rural Living and Rural Activity zones will reduce pressure for inappropriate rural residential development in the Farming Zone.

This policy recognises the importance of protecting the unique residential amenity enjoyed by the residents of the Rural Living and Rural Activity Zone areas and the relevant mix of parameters and constraints to the establishment of commercial and other non-residential or non-agricultural uses in these areas.

Use, development and subdivision needs to take into account the constraints and opportunities provided by the site as well as the infrastructure and servicing requirements of the proposal.

The areas zoned Rural Living and Rural Activity seek to recognise existing developed areas able to support a mix of small scale farming operations and rural living situations. The areas identified generally avoid land of high quality agricultural value or environmental hazard. These appropriately designated areas are capable of being used for a wide variety of small-scale intensive agricultural and horticultural uses alongside rural residential activities that have less of an association with agriculture.

In order to provide for a range of lot sizes the Schedules to the Rural Living Zone and the Rural Activity Zone identify appropriate lot sizes. This policy builds on the MSS objectives relating to the provision of rural residential opportunities of varying types and densities in appropriate locations throughout the Shire and the protection of agricultural land, landscapes and the environment.

#### **Land Use**

#### **Objectives**

The objectives for land use in Rural Living and Rural Activity Zone areas are to:

- Retain the Rural Living areas primarily for low density single dwelling residential uses in a rural setting.
- Minimise the intrusion of land uses that would be more appropriately located in a commercial or industrial area.
- Provide for the continuation of farming activities in appropriate locations, as a means of promoting sustainable land management and protecting rural landscapes.
- Protect and enhance the rural residential amenity, landscape and environmental qualities of the Rural Living and Rural Activity Zone areas.
- Provide for non-residential uses that are compatible with the rural residential amenity, agriculture, environmental features and landscape character of the area and which are primarily aimed at meeting the needs of the local community.

- Ensure that the development of Rural Living and Rural Activity Zone areas is compatible with:
  - the environmental characteristics of the area; and
  - any existing or surrounding agricultural land uses.
- Ensure that appropriate infrastructure is provided.
- Encourage the identification of site opportunities and constraints so as to maximise development opportunities.
- Ensure the character and visual quality of rural landscapes is not prejudiced by inappropriate development.

## **Policy**

### **Information Requirements**

It is policy to:

- require, in the absence of reticulated sewerage, a land capability assessment report in accordance with the EPA Code of Practice for Septic Tanks to be submitted with any application for permit, demonstrating the capability of the land to accommodate on-site effluent disposal;
- require an application to be accompanied by a site analysis and a design response explaining how the proposed subdivision and/or development has responded to the site analysis. The site analysis should include:
  - a description of the existing cadastre
  - the existing physical characteristics of the land including slope, soil type, drainage pattern, existing vegetation, prevailing wind direction, hazard areas ie. areas subject to erosion, fire, flooding, etc. and any areas of environmental significance;
  - a statement describing the standard of construction of adjacent and abutting roads;
  - the existing or likely use and development of adjoining and nearby land;
  - any existing buildings on site; and
  - any roads, property fences and boundaries, water races, electricity and other service easements.

The design response should include:

- a description of the proposed subdivisional cadastre;
- a statement of road construction suitability and capability to accommodate the proposal that takes account of potential cumulative effects from incremental development of the broader area;
- proposed building envelopes, effluent disposal envelopes and vehicular access and egress;
- how the proposed subdivision and/or development relates to the existing or likely use and development of adjoining and nearby land;
- how the proposal addresses the purpose and decision guidelines of the relevant zone and schedule to the zone (as appropriate);
- in the case of a staged subdivision, how the balance of the land may be subdivided.

It is policy that:

- All land be managed in a way that ensures its long term environmental sustainability.

- Provision be made for the long term protection and enhancement of remnant vegetation.
- Commercial or industrial uses be located within townships or other areas specifically zoned for such uses.
- Any proposal to establish a non-residential use or a non-agricultural use in a Rural Living or Rural Activity Zone area should:
  - Demonstrate why the use needs to be located in such an area rather than within a commercial or industrial area;
  - Be compatible with surrounding land uses and avoid any adverse effects on the residential amenity and environmental and visual qualities of the surrounding area;
  - Avoid locations that are mostly used for residential or rural activities;
  - Not lead to the fragmentation of the current land holding pattern;
  - Be compatible with the character of the surrounding neighbourhood and protect the rural residential amenity of the area;
  - Be of a scale and design that respects the environmental and built elements of the area, and;
  - Be provided with setbacks from common boundaries with adjoining residential uses that ensure the protection of residential amenity and, where appropriate, provide for the establishment of effective landscaping and screening buffers and be consistent with any schedule to the zone.
  - Where appropriate, services such as fully constructed roads and a reticulated water supply, electricity, gas and telephone services be available to all proposed lots and that the installation of these services not have an adverse impact on the environment or landscape of the area.

## **Dwellings**

### **Objectives**

The objectives for dwellings in Rural Living and Rural Activity Zone areas are to:

- Maintain the low density and character of the areas.
- Protect natural environmental features, landscapes and existing farming and agricultural practices.
- Ensure that adequate infrastructure is provided to a suitable standard.

### **Policy**

It is policy for dwellings in Rural Living and Rural Activity Zone areas that:

- The maximum density of dwellings reflects the subdivision potential established by the Schedule to the Zone.
- In areas which are not connected to reticulated services, a dwelling may only be established if the lot is of a sufficient size to enable all domestic wastewater to be adequately treated and retained within the boundaries of the lot.
- A dwelling may only be established on a lot which has legal frontage and access to a properly constructed road, and can be provided with a permanent water supply which satisfies the requirements of the Country Fire Authority for firefighting purposes.
- The siting of a proposed dwelling allow for the maximum retention of native vegetation.

- Siting considers orientation, protection from winds, relationship to landscape, avoidance of visually prominent sites, privacy and noise.

## **Subdivision**

### **Objectives**

The objectives for subdivision in Rural Living and Rural Activity Zone areas are to:

- Retain the low density character of the area.
- Protect the landscape and environmental features of the area and provide a range of lifestyle choices for residents in the Shire.
- Design site responsive subdivisions that are consistent with the land's capability and reinforce the environmental and visual characteristics of the surrounding area.

### **Policy**

It is policy that:

- Any proposal to subdivide land demonstrate that the subdivision will not compromise the landscape and environmental qualities of the surrounding area and include the following information:
  - The location and description of all existing buildings on the land, including available utility services and installations.
  - A description of the existing land use activities carried out on the land and surrounding properties.
  - The location of topographical and landscape features, including contours, slope analysis, ridge lines, rock outcrops, views to and from the site, and the condition and type of existing vegetation.
  - The location of waterways, creeks or streams, natural depressions, undrained swampy land, dams and the frequency of flooding of the land.
  - Geological information relating to soil type and the suitability of the land to retain on-site wastewater, if reticulated sewerage is not available.
  - Measures to minimise bushfire hazards.
  - Areas capable of containing waste water within the Lot.
  - Areas containing a suitable building envelope.
- The subdivision of land be designed to:
  - Take account of the land capability of the site in terms of slope, watercourses, soil types, vegetation and any other topographic or environmental feature.
  - Provide for the treatment of stormwater and address issues of stormwater quantity.
  - Provide for the maximum retention of vegetation.
  - Avoid the creation of lots with building envelopes located in areas of remnant bushland or on ridgelines, hilltops and in other visually exposed areas.
  - Locate access roads and development envelopes so that minimal earthworks are required, with dominant landscape features such as ridgelines being free of development.

- In areas which are not connected to reticulated services, all lots be of a size that is capable of adequately treating and retaining all domestic wastewater within the boundaries of the lot.
- Services such as fully constructed roads and a reticulated water supply, electricity, gas and telephone services be available to all proposed lots, otherwise it be demonstrated that such utility services are able to be provided and that the installation of these services will not have an adverse impact on the environment or landscape of the area.
- Each lot have access to a properly constructed road and be provided with a permanent water supply which satisfies the Country Fire Authority requirements for firefighting purposes.

**22.01-2**16/02/2017  
C68**Rural Development Siting and Design Policy**

This policy applies to the development of land within the rural zones.

**Policy basis**

This policy builds on the MSS objectives and strategies in Clause 21.05-9 relating to the development of rural land.

The Shire's rural areas are a spectacular natural and community resource; they underpin the Shire's economy as well as having abundant significant environmental and landscape values.

Rural areas in the Shire form a mix of commercially productive farms on good agricultural land and rural residential and hobby farming areas generally of lower quality agricultural land and land in closer proximity to townships.

Zone and Schedules are applied to recognise the mix and density of rural development and further use and development opportunities in identified areas outside of the Farming Zone.

The development of rural land needs to take into account the potential impact on existing agricultural activities as well as the visual quality of the rural landscape. In seeking to provide a balance between the ongoing use and development of rural areas, Council considers it appropriate to require development to achieve the following objectives.

**Objectives**

- To ensure that dwellings in rural areas are compatible with:
  - the environmental characteristics of the area; and
  - existing and surrounding agricultural land uses.
- To ensure that appropriate infrastructure is provided.
- To ensure the character and visual quality of rural landscapes is not prejudiced by development.
- To encourage the identification of site constraints so as to ensure site responsive design and siting.
- To minimise the visual impact of development on or near prominent hilltops, steep slopes and ridgelines.
- To protect significant views from the public domain of hilltops, creek valleys and other important features of landscape interest.
- To provide for a mix of rural development densities and land uses within appropriately zoned areas.

## Policy

### Information Requirements

It is policy to require an application to be accompanied by a site analysis and a design response explaining how the proposal has responded to the site analysis.

The site analysis should show:

- the existing physical characteristics of the land including slope, soil type, drainage pattern, existing vegetation, prevailing wind direction, hazard areas ie. areas subject to erosion, fire, flooding, etc. and any areas of environmental significance;
- the existing or likely use and development of adjoining and nearby land;
- any existing buildings on site, and;
- any roads, property fences and boundaries, water races, electricity and other service easements.

The design response should show how the proposed development has responded to the site analysis, and should show:

- proposed building envelopes, effluent disposal envelopes and vehicular access and egress;
- how the proposal avoids the removal of native vegetation or employs measures for the protection of native vegetation;
- location of electricity supply;
- how the proposal relates to the existing or likely use and development of adjoining and nearby land;
- an assessment of the suitability and capability of any adjacent or abutting road to safely accommodate traffic increases generated by the proposal, and;
- how the proposal addresses the decision guidelines of the zone.

### Performance Measures

It is policy that:

- development should have frontage and access to an all weather public road;
- the design and construction of all weather access tracks and driveways should follow contours to avoid excessive cut and fill and potential erosion problems and to avoid sedimentation and runoff to streams;
- access to the development should be located and constructed, at full cost to the owner, to the satisfaction of the responsible authority;
- the development should have access to a reliable water supply for domestic and/or non domestic uses, firefighting and stock purposes. Gravity water systems are preferable so as to reduce reliance on a power supply.
- Council will generally require that water storage tanks:
  - be provided in close proximity to the development holding a minimum of 90,000 litres of water, of which a minimum reserve of 10,000 litres is to be held at all times for firefighting purposes;
  - be fitted with a gate valve and a 64 millimetres, 3 thread round male coupling to CFA specifications to enable quick connection and full utilisation of all water; and
  - be environmentally unobtrusive or screened;

- the development should have access to reticulated electricity or an approved alternative power supply. The augmentation and/or extension of services should be discussed at an early stage with the relevant service provider;
- Policy 22.03-2 Fire Hazard should be complied with;
- Policy 22.03-4 Effluent Disposal & Water Quality should be complied with;
- Policy 22.03-8 Floodplain and Rural Drainage Management should be complied with;
- Buildings are constructed of materials and painted in colours that blend with the surrounding landscape;
- Development should not be located within 15 metres of any property boundary or within 30 metres of any road, or closer than 100 metres to any waterway as determined by Goulburn-Murray Water;
- Development should not be located within 100 metres of Crown Land including a national park.

### **Decision Guidelines**

It is policy that the responsible authority consider, as appropriate:

- the capability and suitability of adjacent and abutting roads to safely accommodate traffic generated by the proposal;
- orientation (main axis lying east west where possible);
- protection from winds;
- relationship to landscape and avoidance of visually prominent sites;
- privacy and noise;
- vegetation cover;
- the level of risk associated with environmental constraints of the site such as flooding and fire hazard.

### **22.01-3**

16/02/2017  
C68

### **Residential subdivision and development**

This policy applies to the subdivision and/or development of residential land.

#### **Policy basis**

New residential subdivision and/or development is required to satisfy standards regarding service connections, road construction and development impact.

Medium density housing in residential areas in towns is required to increase housing choice, provide for different lifestyle needs and better utilise existing infrastructure. It is important that such development is not detrimental to the overall character, presentation and heritage values of the Shire's towns and to the values and amenity of streetscapes.

#### **Objectives**

- To ensure that all forms of residential development, including low density residential development are connected to reticulated sewerage, water, power and stormwater facilities.
- To ensure that urban development does not adversely impact on the environment and on downstream water quality.

- To ensure that all roads that service a residential development are fully constructed and sealed.
- To provide for a variety of lot sizes to meet the requirements of all age groups, different lifestyles and to provide choice, quality of life.
- To accommodate medium density development adjacent to community services and facilities and in proximity to commercial centres.
- To ensure that the design of medium density housing takes into account the scale, mass, form and height of other residential buildings particularly in the Shire's Heritage towns.
- To ensure that the design of such housing takes into account the streetscapes of the towns and that development is sympathetic to the environs of the site.

## **Policy**

### **Decision Guidelines**

It is policy that, in considering applications for the subdivision and/or development of residential land, Council will take the following matters into account:

### **Infrastructure Requirements**

- Residential development should be provided with reticulated services.
- Where it is impractical to connect low-density residential development to reticulated sewerage a report should accompany the application demonstrating how effluent is to be treated and disposed of.
- A soil and water report should accompany all development proposals which demonstrates how stormwater is to be disposed of and where appropriate what downstream retardation works will be required to alleviate the inundation of properties, siltation of watercourses or soil erosion.
- An infrastructure report should be submitted with each application demonstrating that the site can be connected to reticulated water, sewerage and power. Comments from all servicing authorities should be submitted with this report.
- A road report may be required to set out details on the width and standard of construction of all roads.
- A road report should also consider traffic management works that may be necessary to obtain safe access and egress from the site with comments from VicRoads being sought where the site is serviced from a declared Main Road.

### **Medium Density Development**

- The density, number and variety of lots within residential areas should be relevant to the needs of the community.
- Generally lot size within established urban township areas should be typical of existing development.
- Medium density housing and the creation of lot sizes under 400 square metres are to encouraged within walking distance of business areas and community facilities.
- Design emphasis should be focussed on the relationship of the development to the street scene and to neighbouring buildings and how each new development can contribute to and enhance the amenity of an area.



- Reproduction of historic architectural forms and styles will be discouraged unless substantial design work has been completed with respect to finish, exterior colours, building ornaments and decoration which are representative of the historic era depicted.
- Development should be well connected into the neighbourhood with:
  - dwellings facing existing and proposed streets;
  - design and landscaping which relates to the surrounding neighbourhood character;
  - provision of adequate vehicle and pedestrian links.

**22.01-4**

16/02/2017  
C68

**Hume Freeway environs**

This policy applies to the use and development of land within 100 metres of the Hume Freeway.

**Policy basis**

The planning of freeways and the planning and control of land use and development in the areas through which they pass should be coordinated and integrated. Planning measures to control land use and development can materially assist the efficient performance of freeways and can protect the appearance of areas through which they pass.

The Hume Freeway is a principal road linking State capital cities and is a designated National Highway under the Australian Land Transport Development Act 1988. Land use and development planning should take full account of this National Highway when development occurs in its vicinity.

**Objectives**

- To ensure that the use and development of land does not prejudice the levels of service, safety and amenity of the Hume Freeway.
- To minimise any adverse effects of noise from traffic using the Hume Freeway.

**Policy**

It is policy that an application for use and development, including subdivision, be in accordance with:

**Noise**

- Any new lot created should have sufficient space to allow a dwelling to be sited where the noise level does not exceed 70dB(A).
- Dwellings should be designed and constructed to acoustic standards as set out in AS 3671-1989 "Acoustics - Road Traffic Noise Intrusion - Building Siting and Construction" where the noise level is in excess of 60dB(A). (Noise levels quoted are free field L10 (18hr)).
- Other buildings providing for noise sensitive uses should be designed and constructed to acoustic standards with interior noise levels not greater than those set out in AS 2107 - 2000 "Acoustics - Recommended Design Sound Levels and Reverberation Times for Building Interiors".
- An application for noise sensitive use and development, including subdivision, will be required to be accompanied by a report by a qualified acoustic consultant outlining the necessary noise control measures which should be undertaken as part of the proposed development.

**Setback of buildings**

- Buildings should be set back from the Hume Freeway in order to obtain a visual and acoustic buffer rendering future works within the Freeway reserve required to minimise any adverse effects unnecessary.

**Access**

- Direct access to the Hume Freeway is prohibited under the provisions of the Transport Act.

**22.01-5**16/02/2017  
C68**Subdivision in Rural Areas Policy**

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

**Policy basis**

The Shire's rural areas are a spectacular natural and community resource. They underpin the Shire's economy and contain significant environmental and landscape value.

This policy seeks to achieve a balanced approach to the subdivision of land in the Farming and Rural Activity Zones and applies the objectives in Clause 14.01-1 and 14.01-2 of the SPPF to local circumstances and implements the MSS objectives in Clause 21.05-9.

The agricultural sector is a significant economic industry and social resource in the municipality.

Rural subdivision in the Farming Zone that is not associated with dedicated rural and agricultural activities can potentially undermine the viability of the rural sector through amenity impacts, loss of productive agricultural land, use of infrastructure and water that could be used for agricultural production, and land values exceeding agricultural value. Rural subdivision in the Farming Zone has the potential to create demand for community and physical infrastructure that may be more appropriately located in other appropriately zoned rural areas.

In addition, subdivision of Farming Zone land on the basis of personal or financial reasons is inappropriate and contrary to sustainable farm practices. Likewise, fragmentation of significant biodiversity assets can be contrary to long term management and conservation of this resource.

It is acknowledged that land size requirements can be dependent on the rural activity being undertaken however this demand for variable lot sizes should be met through the significant numbers of existing small rural lots or the reconfiguration of existing lots rather than subdivision that creates additional lots.

Rural subdivision for hobby farming and general rural residential purposes should be discouraged in the Farming Zone and encouraged in the Rural Activity Zone in accord with the appropriate Schedule to the zone or alternatively directed to Rural Living Zone land.

**Objectives**

- To retain land in larger parcels suitable to the relevant production requirements of agriculture in the Farming Zone.
- To ensure that the subdivision of land does not prejudice the continued operation of agricultural industries or the productive capacity of the land in the Farming Zone.
- To encourage opportunities for the expansion of agriculture and agricultural industries in the Farming Zone.

- To protect the productive potential of agricultural land in the Farming Zone.
- To ensure that the excision of dwellings and creation of lots smaller than that specified in the schedule to the Farming Zone are consistent with the purposes of the zone and support surrounding rural production activities.
- To encourage the consolidation of lots in the Farming Zone.
- To encourage rural subdivision at the appropriate density in the Rural Activity Zone in accord with the Schedules to the zone.
- To encourage rural subdivision that accords with the purpose of the Rural Activity Zone as a mechanism of protection of agricultural land in the Farming Zone.
- To encourage rural subdivision in the Rural Activity Zone as a mechanism of creating appropriate graduated buffers between Farming Zone land and township development.
- To discourage subdivision in the Farming Zone which results in a dwelling not related to farming purposes.
- To protect and conserve biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals.
- To encourage identification of site opportunities and constraints, including biodiversity assets, access to water and land capability to ensure site responsive subdivision layout.

### **Policy**

It is policy:

- To discourage the subdivision of rural land in the Farming Zone into lots of less than 40 hectares, unless it can be demonstrated to the satisfaction of the responsible authority that:
  - the lot sizes are necessary for genuine intensive agriculture and/or rural production;
  - the lot sizes are compatible with the existing average farm size in the locality;
  - the proposal facilitates agricultural use of the land;
  - the proposal incorporates boundary adjustments so that no extra lots are created; and
  - the lots are not to be used solely for the purposes of a dwelling.
- To only support the excision of existing houses in the Farming Zone where the balance lot is genuinely required for the expansion of agriculture and/or rural industry and where it can be accomplished by the restructure of existing allotments so that no new lots are created.
- To consider large lot subdivisions in the Farming Zone (i.e at or above default zone minimum lot sizes) on a performance basis to ensure:
  - the lot sizes are suitable for the relevant production requirements of the agricultural activity conducted on the land;
  - the lot sizes are compatible with the existing average farm size in the locality;
  - the proposal facilitates agricultural use of the land; and
  - the proposal incorporates boundary adjustments so that no extra lots are created.
- To encourage appropriate development in the Rural Activity Zone consistent with the relevant Schedule to the zone.
- To utilise the Rural Activity Zone to provide locations for mixed rural and rural residential activities as a mechanism for meeting market demands whilst protecting

agricultural land in the Farming Zone from inappropriate fragmentation and conflicting uses.

- To discourage subdivision of land where it would result in the fragmentation or loss of areas of native vegetation or biolinks.

### **Information Requirements**

It is policy to require an application to be accompanied by a site analysis and a design response explaining how the proposal has responded to the site analysis.

The site analysis should show:

- the existing physical characteristics of the land including slope, soil type, drainage pattern, existing vegetation, water resources, hazard areas ie. areas subject to erosion, fire, flooding, etc. and any areas of environmental significance;
- the existing or likely use and development of adjoining and nearby land including the existing lot pattern in the locality;
- any existing buildings on site;
- any roads, property fences and boundaries, water races, electricity and other service easements;
- details of adjacent and abutting road standard and any existing access points to the land and to neighbouring land.

The design response should show how the proposed development has responded to the site analysis, and should show:

- if the subdivision would allow or the application includes the use of the land for the purpose of a dwelling, proposed building envelopes, effluent disposal envelopes and location of electricity supply;
- existing and proposed vehicular access and egress to the land and to neighbouring land;
- detail of anticipated traffic impacts given the described road standard and any proposed road improvements to achieve an appropriate standard to meet demands generated by the proposal;
- how the proposal avoids the removal of native vegetation or employs measures for the protection of native vegetation;
- how the proposal relates to the existing or likely use and development of adjoining and nearby land;
- how the proposal addresses the decision guidelines of the zone;
- how the proposal addresses the purpose of the zone and any Schedule to the zone.

It is policy that, in considering applications for house lot excisions in the Farming Zone, Council will take the following additional matters into account:

- Any excision of dwellings should ensure that there is no potential to restrict agricultural production on adjacent land. Adequate distances should be maintained within the excised lot around a dwelling to reasonably limit likely impacts (if any) of adjacent agricultural activity.
- Applications should demonstrate the ability of the site to contain and treat on site effluent and wastewater, and include details and locations of existing effluent disposal systems.
- Access should be provided by an all weather public road.

**22.01-6**16/02/2017  
C68**Rural Land Use Policy**

This policy applies to the use of land within the Farming Zone & Rural Conservation Zone.

**Policy basis**

This policy applies the objectives in Clause 14.01-1 and 14.01-2 of the SPPF to local circumstances and builds on the MSS objectives and strategies in Clause 21.05-9 and the provisions of the Farming Zone at Clause 35.07 relating to the use of rural land.

Indigo Shire's rural areas are used for a wide range of agricultural purposes, and agricultural production is the major contributor to the economy of the Shire. This is closely followed by tourism, which is strongly linked to agriculture in its capacity for production as well as its landscape and biodiversity values.

Given the importance of this finite resource to the economic well-being of the Shire, it is important to manage the range of pressures affecting it to enhance its on-going use while ensuring its continued growth and diversification. Apart from Crown Land, rural areas hold the majority of biodiversity assets of the Shire and as such, care must be also taken to manage this relationship.

Of particular importance is the pressure to use rural land for dwelling purposes where the dwelling is not directly linked to the use of the land for agricultural purposes. The potential adverse impacts of unplanned rural living on agriculture, tourism, landscapes, ecological values and the efficiency of infrastructure and service provision is a key issue for the Shire.

The number of dwellings that a farm requires and can sustain economically depends on the property's land capability, the labour needs of the enterprise, the intensity of farm activities and the volume of rural output.

Development of houses at a density greater than is required for rural use of the land, such as to facilitate housing excision to meet hardship, retirement or superannuation provisions, asset transfer or simply rural living is inappropriate and contrary to sustainable farm practices.

Due to the existence of freehold land in the Stanley State Forest, care must be taken to ensure that the environmental features of the area are maintained.

In seeking to provide a balance between the ongoing use and development of rural areas, Council considers it appropriate to require the uses achieve certain objectives, as set out below.

**Objectives**

- To ensure the use of land is in conjunction with agricultural production.
- To promote the long-term sustainable use of agricultural land regardless of quality.
- To support local employment and value adding opportunities in rural areas.
- To minimise conflict between land uses in the rural zones.
- To support the growth and diversification of agriculture and rural industries.
- To provide for the residential use of land where associated with and required to support a productive agricultural enterprise.
- To reinforce the MSS objectives at Clause 21.04-1 of consolidating residential use in the townships and areas zoned for rural residential purposes.
- To encourage consolidation of rural lots.

- To protect and conserve biodiversity, including native vegetation retention and provision of habitats for native plants and animals and control of pest plants and animals.

### **Policy**

It is policy:

- That a proposal to use land demonstrates that it is required to facilitate and enhance the ongoing primary use of the land for productive, sustainable agriculture.
- That those sustainable agricultural industries which incorporate best management practice and facilitate and enhance the ongoing primary use of the land and/or land in the locality for agriculture will be strongly supported.
- To ensure that any dwelling proposal, including second dwellings, demonstrates that the residential use of the land has a relationship with and is required to directly support the continuing operation of an existing rural use conducted on the land.
- To discourage practices that accumulatively impact on the sustainable agricultural use of land in the municipality such as housing excision to meet hardship, retirement or superannuation provisions or asset transfer.
- To discourage the residential use of existing small lots within the Farming Zone.
- To ensure that the use of isolated lots within the Stanley State Forest maintain the environmental features of the Stanley State Forest and enhance and protect the natural resources and the biodiversity of the area.
- To discourage land uses that would result in the fragmentation or loss of areas of native vegetation or biolinks.