

22.0919/01/2006
VC37**YARINGA AREA**

This policy applies to land within that part of the Special Use Zone, Schedule 1- Port Related Uses bounded by Bungower Road, Tyabb Tooradin Road, Whitneys Road, Pikes Road, Tyabb.

22.09-119/01/2006
VC37**Policy basis**

The Hastings Port Land Industrial Area Land Use Structure Plan (1996) notes that the northern section of the Yaringa area, generally consisting of land adjoining Lumeah Road, Katandra Road Yaringa Road and a section of Pikes Road, Tyabb should be made available for low density residential use, subject to controls that:

- Limit development to the construction of no more than one dwelling on each exiting lot.
- Restrict tree and vegetation clearing.
- Ensure that houses are set back at least 100 metres from the boundary of any Special Use Zone, Schedule 1- Port Related Uses area.

The southern section of the original subdivision is to be retained in public ownership as a coastal conservation reserve, given its identified high conservation values.

The Westernport Coastal Villages Strategy (1994) also comments that this area has the potential to function as a quality settlement in a bushland setting but recommended no further subdivision of existing lots. The strategy notes that:

“ Yaringa is one of a number of small isolated subdivisions within bushland or areas of landscape sensitivity or immediately abut sensitive shoreline sectors. The development of such settlements will not be encouraged, nor will they be extended in area. No additional services or commercial facilities nor tourist accommodation or public access points will be provided- rather emphasis will be given to providing alternative residential accommodation in a manner that overcomes the poor location as effectively as possible.”

A broader “ Yaringa area”, incorporating land bounded by Bungower Road, Tyabb Tooradin Road, Whitneys Road, Pikes Road also displays a relatively high housing/ population density, consistent with a Rural Living area, despite the recommendation of the Port Structure Plan to retain the land in the Port Related Uses Zone. On this basis it is considered appropriate to indicate that broiler farms, cattle feed lot farms, piggeries and other intensive animal industries are considered to be an inappropriate land use in the area south of Bungower Road and east of Tyabb Tooradin Road / Whitneys Road and that other forms of intensive rural industry would require careful consideration.

22.09-219/01/2006
VC37**Objectives**

- To recognise the existing subdivision and development pattern of the Yaringa area, including both the core area and the surrounding rural living area.
- To require the retention of remnant vegetation as far as possible.
- To prevent loss of amenity from the establishment of broiler farm development and other forms of intensive animal husbandry in areas with a relatively high housing and population density.

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Policy

It is policy that:

- No more than a one dwelling, excluding a dependent relative unit, will be permitted on the existing lots in the Yaringa area.
- Proposals for broiler farm development, or other forms of intensive animal husbandry at a similar scale, are not supported in the Yaringa area, being generally south of Bungower Road, east of Tyabb Tooradin Road and north of Pikes Road.
- An application for permit must be accompanied by:
 - A site layout plan, showing existing and proposed buildings and outbuildings with overall dimensions, setbacks, easements and vehicular access ways clearly marked.
 - A landscape plan clearly indicating existing vegetation on the site, the extent of proposed vegetation removal and the type, density and location of trees and other vegetation to be planted.

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Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The effect of any proposed subdivision or development on the environmental and landscape values of site and of the local area, including the effect on foreshores and areas of remnant vegetation.
- The ability to treat and contain all effluent onsite and without contamination of ground water.
- The comments of any coastal management or soil conservation authority.
- The provision of an appropriate separation between housing and areas that may be developed for Port Related Uses.