

**21.05 AGRICULTURE**

12/09/2013  
C68(Part 1)

This Clause provides local content to support Clause 14.01 (Agriculture) of the State Planning Policy Framework.

**21.05-1 Key Issues and Influences**

12/09/2013  
C68(Part 1)

- Rural activities in the Shire are diverse but there is a continuing shift towards more intensive agricultural industries and lifestyle or part time farming. This is changing the rural landscape of parts of the Shire.
- While comparatively modest, the economic value of agriculture continues to grow and there is potential for further development of agricultural production, including irrigated agriculture based on the use of recycled water from the Black Rock Wastewater Treatment Plant.
- Intensive farming, including poultry and piggery production, is focussed mainly north of the Princes Highway where there is sufficient land to meet buffer requirements.
- Much of the rural land in the Shire is held in multiple ‘old Crown’ titles and if individually developed with houses would result in a significant loss and fragmentation of land available for future rural production.
- Hobby farming or rural residential type living, through inappropriate small lot excisions and construction of dwellings unrelated to farming, impacts on the agricultural industry and the rural landscape.
- The significant population growth within the Shire is expected to continue and will increase pressure for inappropriate urban intrusion into productive agricultural and scenic landscape areas.
- Demand for rural lifestyle properties increases the price of land above its productive value, affecting farm affordability and agricultural activity.
- There is increasing pressure for tourism and other development to locate in the rural areas, which may adversely impact on environmental, landscape, social and agricultural values.

**21.05-2 Agriculture**

12/09/2013  
C68(Part 1)

**Objective 1**

To encourage sustainable agricultural activities, to grow and maintain prosperous and sustainable rural communities.

**Strategies**

- Support agricultural activities and associated rural industries that will maintain and build on the economic base of the Shire.
- Promote agricultural activities and farm management practices that are ecologically sustainable and maintain or increase the productive capacity of the land.
- Support the use of existing small lots for innovative or niche productive activities that are not dependent upon or associated with the development of a dwelling on the lot.
- Support infrastructure and resources that will enhance productive agriculture.

## **Objective 2**

To protect the ability of future generations to productively farm the land.

### **Strategies**

- Discourage the subdivision of rural land for new emerging industries, or niche activities, where there is a reasonable likelihood that the industry can be accommodated on an existing small lot or part of a larger lot.
- Discourage the subdivision of rural land so as to maintain technically viable farming land parcels, preserve long term farming and farming related opportunities and maintain valued rural landscapes.
- Discourage the use and development of good quality agricultural land for activities that are not reliant on the soil.
- Strongly discourage the establishment of intensive, non-agricultural based activities in the rural area, unless a sound strategic justification can be mounted, and it can be established that the activity will have minimal impact on surrounding rural uses.
- Apply minimum lot sizes in the rural zones to ensure that rural lot sizes remain technically viable.

## **Objective 3**

To avoid the loss of agricultural productivity associated with land use conflicts, particularly between farming activities and non-farm related residential development.

### **Strategies**

- Strongly discourage fragmentation and non-productive use of agricultural land.
- Discourage the proliferation of housing on small lots and additional houses unrelated to the rural use of the land.
- Strongly oppose the establishment of new, or the expansion of existing, rural living/low density residential nodes outside urban township boundaries.

## **21.05-3**

12/09/2013  
C68(Part 1)

### **Implementation**

The strategies will be implemented by:

#### **Using policy and the exercise of discretion**

- Applying the Rural Tenement Policy - Clause 22.01 to limit housing entitlements and subdivision in rural areas to protect agricultural land.

#### **Applying zones and overlays**

- Identifying minimum lot sizes for subdivision and permit triggers for dwellings in the schedules to the rural zones to protect agricultural land.
- Applying the Special Use Zone to land in Gum Flats Road that is for the specific purpose of testing vehicles and driver training and education.

#### **Undertaking further strategic work**

- Reviewing the appropriateness of allowing subdivision of land in the Thompsons Creek catchment area to 40 hectares subject to meeting conditions specified in the Schedule to the Farming Zone.

- Investigating the appropriateness of applying the Restructure Overlay to old, small lot subdivisions in the rural areas of the Surf Coast Shire.
- Investigating the application of a suitable zone and planning controls to facilitate horticultural development associated with recycled water access in the area between Mt Duneed and Torquay.

**21.05-4 Reference Documents**

12/09/2013  
C68(Part 1)

*Surf Coast Shire Rural Strategy (2007)*