

22.0703/02/2011
C20**RURAL LIVING**

This policy applies to land included in the Rural Living Zone (RLZ).

Policy Basis

The demand for rural living lots has occurred predominantly due to the high amenity values of parts of the Shire, particularly in association with the Lake Hume environs as well as the proximity to Albury / Wodonga. Rural living is potentially a significant land use in the western part of the Shire.

Rural living areas provide important role in the settlement of the Shire, as they offer a lifestyle choice for people who want a place of residence within a rural setting. It is important to ensure that development in these areas does not compromise the landscape and environmental values of these areas.

This policy seeks to guide the development and use of land within the Rural Living Zone, recognising the opportunities and constraints present at each site to produce enhanced environmental outcomes.

Objectives

- Ensure the Towong Shire Rural Living Development Guidelines are considered when assessing applications for rural living development.
- To ensure that the development of rural living areas is compatible with the environmental characteristics of the area.
- Ensure adequate infrastructure and services.
- Ensure that landscape and environmental values are considered, protected and enhanced.
- Provide for the continuation of farming activities in appropriate locations, as a means of promoting sustainable land management, maintaining production and protecting rural landscapes.
- Provide a range of lifestyle choices for residents in the Shire.
- Design site responsive subdivisions that are consistent with the land's capability and the intrinsic opportunities and constraints presented at each site.

Policy

It is policy that:

- Applications in the Rural Living Zone are to comply with the *Towong Shire Rural Living Development Guidelines*.
- In the absence of reticulated sewerage all effluent disposal systems must be designed to treat and dispose of all effluent within the boundaries of the land. A Land Capability Assessment should be prepared demonstrating compliance with the Environment Protection Authority's Code of Practice for On-site Waste Water Management.
- Development will have regard to the need to avoid and minimise the loss of native vegetation, the protection of remnant native vegetation and the need to enhance these areas through revegetation.
- Subdivision design and the siting of dwellings shall be undertaken in a manner that avoids and minimises exposure to fire and other environmental hazards.
- Water storage tanks are to be of an unobtrusive colour or are to be screened.
- A Section 173 Agreement is to be applied to all subdivided land to ensure appropriate use and management of the land by all future owners. This may take the form of a Property Management Plan or Land Management Plan.

- The subdivision and development 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 maximum retention of vegetation.
 - Avoid the creation of lots with building envelopes located in areas of remnant bushland or on prominent ridgelines, hilltops and in other visually exposed areas.
 - Locate access roads and development envelopes so that minimal earthworks are required, with dominant landscape features being free of development.
 - All lots be of a size that is capable of adequately treating and retaining all domestic wastewater within the boundaries of the lot.

Application Requirements

All applications must consider the State Planning Policy Framework as well as Local Planning Policy Framework requirements. Any proposal to subdivide land demonstrate that the proposed subdivision will not compromise the landscape and environmental qualities of the surrounding area and must 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, drainage lines, natural depressions, undrained swampy land, dams, areas subject to flooding the flooding frequency.
- In the absence of reticulated sewerage a Land Capability Assessment demonstrating compliance with Environment Protection Authorities Code of Practice for On-Site Waste Water Management.
- Measures to minimise bushfire hazards.

Policy Reference

- Towong Shire Rural Living Development Guidelines
- Residential Settlement Strategy for the Towong Shire
- Guidelines for Environmental Management EPA Code of Practice – Onsite Waste Water Management Publication 891.2 December 2008.
- North East Regional Catchment Strategy, 2004.
- North East Regional River Health Strategy, 2006.
- Guidelines for the Protection of Water Quality 2001.
- Upper North East Water Quality Strategy 2001.
- Victoria's Native Vegetation Management – A Framework for Action, 2002.
- State Environment Protection Policy (Waters of Victoria).
- The Northern Region Sustainable Water Strategy, November 2009.