

21.05 NATURAL RESOURCE MANAGEMENT

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C194

This clause provides local content to support Clause 14 (Natural Resource Management) of the State Planning Policy Framework.

21.05-1 Agriculture

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The rural areas of Ballarat are some of Victoria's richest agricultural areas and farming activities have some of the highest value of production per hectare in the State. Local agriculture is important to Ballarat's rural character and identity, and is advantaged by access to markets, local food processors and transport routes.

Productive agricultural land is a finite resource that is valued, supported and needs to be protected. Ad hoc land use change can compromise agricultural viability and threaten the health and functioning of natural resources. Inappropriately sited rural living can remove productive agricultural land from supply; can create significant environmental and servicing problems; and can create land use conflicts with nearby farming properties.

Objective 1

To support agriculture as an important element of the City's economic and employment base.

Strategies

- 1.1 Encourage diversification of farming activities which support a sustainable agricultural economy.
- 1.2 Provide for agricultural value adding industries in locations where appropriate services are available.
- 1.3 Encourage food, fibre and timber processing if it is related to the agricultural activity conducted on the land.

Objective 2

To ensure that productive agricultural land remains available for agricultural resource use.

Strategies

- 2.1 Prevent the encroachment of urban land use and development into areas of productive agricultural land.
- 2.2 Encourage sustainable farm management practices having regard to land capability, sustainability and the conservation of soil, water and vegetation resources.
- 2.3 Provide for the construction of dwellings in rural areas only where it can be shown that the development will result in improved agricultural productivity.
- 2.4 Prevent further dwelling development on contiguous lots in the same ownership and under the minimum lot size requirements through the use of legal agreements.
- 2.5 Discourage rural living and other inappropriate use and development of productive agricultural land.

Objective 3

To provide for rural living development in appropriate locations.

Strategies

- 3.1 Concentrate rural living land in areas with marginal agricultural values.
- 3.2 Maintain low-density forms of development between Mount Clear and Mount Helen and between Mount Helen and Buninyong.
- 3.3 Avoid the conversion of productive agricultural land to rural living.
- 3.4 Discourage increasing the supply of rural living land beyond 15 years, including consideration of regional land supply.
- 3.5 Ensure that rural living development does not preclude opportunities to accommodate the long-term growth of the Ballarat urban area.
- 3.6 Discourage rural residential development in the Ballarat West Growth Area.

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Water

Ballarat is situated in a typically reliable rainfall area, with connections to the Yarrowee River, Canadian Creek, Burrumbeet Creek and Woody Yaloak River catchments and their tributaries. The position of the municipality high in the headwaters, however, reduces water capture and storage potential. It is highly likely drought will remain an ongoing issue. We must ensure our long term water sustainability due to our dependence on good quality water.

The three Catchment Management Authorities relevant to the City of Ballarat (Glenelg Hopkins CMA, Corangamite CMA and North Central CMA) are important partners in ensuring Ballarat is a sustainable city.

Objective 4

To manage the quantity and quality of water entering water catchments.

Strategies

- 4.1 Require measures on development sites to intercept stormwater, runoff and pollutants before they enter the drainage system.
- 4.2 Ensure urban stormwater from new developments is managed effectively at source to avoid changes in the quality and quantity of urban runoff before it enters stormwater systems.
- 4.3 Encourage multi-purpose wetlands in urban areas to support flood retardation and water treatment.

Objective 5

To manage water in a sustainable manner.

Strategies

- 5.1 Encourage development to incorporate water use efficiency and whole-of-water-cycle management.

5.2 Encourage the use of alternative water sources.

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Implementation

The strategies will be implemented through the planning scheme by:

Policy guidelines

- Consider land capability, existing and likely future demand/supply for rural lifestyle housing, and the efficient use and economic provision of necessary services and infrastructure when deciding on applications for rezoning to Rural Living Zone.
- Manage development in rural areas in accordance with Clause 22.06 Rural Dwellings and Subdivision.