

22.0324/03/2016
C214**RURAL SUBDIVISION POLICY**

This policy applies to all land in the Farming, Rural Conservation and Rural Living Zones.

Policy basis

The economic significance of rural areas is important to the development of Greater Bendigo. Agricultural land is a finite resource. The City of Greater Bendigo has a variety of agricultural areas with the highest quality agricultural land being located in the Axe Creek region. The fragmentation of high quality agricultural land is discouraged by the State Planning Policy Framework and by the MSS. Subdivision of rural land at a density greater than is required for rural or non-rural use of the land could jeopardise this sector of the economy.

Objectives

To discourage the fragmentation of rural land, or land with significant environmental values.

To limit the subdivision, use or development of land to that which is compatible with the utilisation of the land as a sustainable agricultural resource.

To ensure that dwellings which are excised do not prejudice agricultural production activities.

To ensure that excised dwellings are properly sited and designed.

To ensure that any new lot or excised dwelling site created can sufficiently treat and contain domestic wastewater within the lot boundaries where connection to reticulated sewerage is not required by the responsible authority.

To protect and enhance natural resources and biodiversity.

Policy

It is policy to:

- Ensure lots created by excising dwellings under the provisions of Clause 35.07-3 should have a maximum size of 2 hectares, except as otherwise required by a provision of this planning scheme.
- Discourage subdivision that is likely to lead to such a concentration of lots as to change the general use and character of the rural area and which is not consistent with the purposes of the zones.
- Ensure lots created under the provisions of Clause 35.03-3, 35.06-3 or 35.07-3 for residential use and development are: -
 - Clustered in order to minimise the area taken up by residential use and development;
 - Not located so as to limit the productive use and development of rural land; and
 - Boundary realignments will be discouraged except if they are minor adjustments to take account of physical, man made or topographical features on the site.
- Ensure that lots created are of sufficient size to contain and manage domestic wastewater within the boundaries of each lot, to be demonstrated by a land capability assessment, where connection to reticulated sewerage is not required by the responsible authority.

- Discourage subdivision of high quality agricultural land.
- Ensure subdivisions are carefully planned to protect water quantity and quality and significant native vegetation.
- Discourage serial excisions and further subdivision after re-configuration of existing titles.

Reference documents

Walters, M, *City of Greater Bendigo Performance Criteria for Subdivision Proposals in the Rural Living Zone, 1999*

City of Greater Bendigo, *Guidelines for the Preparation of Environmental Management Plans for Strathfieldsaye Rural Areas, September 1994*

Bluml, M et al., *Land Capability Study of the City of Greater Bendigo, Huntly District, 1995*

Bryant, E & Lorimer, M, *Land Capability Study of the Rural City of Marong, April 1993*

Bluml, M, Boyle, G & Jones, E, *Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District, 1995*

City of Greater Bendigo Domestic Wastewater Management Strategy, 2014-15

City of Greater Bendigo Land Capability Mapping and Assessment Tools for Wastewater Management, 2015