

21.06 LAND USES20/06/2013
C30
21.06-1**Housing**20/06/2013
C30**Overview**

Provision needs to be made for a diverse range of housing types and tenures to cater for the municipality's varied community. As the population ages a more diverse range of housing is required. Provision also needs to be made for housing that can be adapted to cater for people with disabilities and older persons when the need arises.

Urban consolidation is encouraged in areas that have the physical infrastructure, community facilities and commercial facilities to support the population.

Objectives and Strategies

Objective 1 To increase housing densities and the consolidation of urban areas in appropriate locations to assist in the provision of a range of housing styles that meet the needs of a changing community.

Strategy 1.1 Encourage increased housing densities in existing settlements in proximity to commercial centres, community facilities and services.

Strategy 1.2 Avoid encroachment of residential/rural-residential subdivisions and rezoning on industry, including rural industry, having regard to the threshold distances in Clause 52.10 and the amenity expectations of the community.

Objective 2 To provide a diversity of housing types and lot sizes to meet the needs of all residents and visitors to the municipality.

Strategy 2.1 Ensure older person's accommodation, including retirement villages and nursing homes are provided in proximity to commercial, community and recreational facilities.

Strategy 2.2 Ensure housing is designed and located to be accessible for people with limited mobility.

Objective 3 To provide opportunity for new housing development in existing urban settlements that promotes population growth.

Strategy 3.1 Identify areas in existing settlements that are suitable for residential development.

Strategy 3.2 Encourage new residential development at a range of densities and lot sizes that promote affordability, as well as life style living.

Objective 4 To provide more affordable housing options in the municipality.

Strategy 4.1 Encourage the provision of affordable housing by ensuring that housing:

- Is affordable for different income groups.
- Is of different types and forms.
- Is responsive to the needs of households at different life stages.
- Includes a range of options that will sustain diverse communities.

Strategy 4.2 Explore opportunities to use vacant or under-utilised Council owned land for affordable housing.

Strategy 4.3 Identify areas of land adjoining existing settlements that can be rezoned to provide opportunity for new housing development.

Objective 5 To ensure new residential development contributes to the new and upgraded infrastructure.

Strategy 5.1 Ensure new residential developments provide infrastructure to a standard that meets the needs and aspirations of the community.

Strategy 5.2 Ensure new development provides infrastructure to a standard required by referral agencies.

21.06-2 Commercial20/06/2013
C30**Overview**

The role and function of commercial areas is changing as population and work practices change. The commercial centres throughout the municipality provide the day to day needs of the local community as well as acting as a social gathering point. Some businesses are home based which also provide an economic benefit to the municipality.

Objectives and Strategies**Objective 1 To support the development of new and existing businesses within the municipality.**

Strategy 1.1 Provide opportunities for increased business diversification and expansion, including the development of export income streams.

Strategy 1.2 Facilitate the establishment and further development of new enterprises and provide opportunity for increased business diversification.

Objective 2 To have attractive, functional, and viable business centres.

Strategy 2.1 Encourage commercial and community uses to establish on undeveloped or unoccupied business land throughout the municipality.

Strategy 2.2 Promote the benefits of the National Broadband Network to the municipality's business community.

21.06-3 Industry20/06/2013
C30**Overview**

Industrial activity provides significant economic benefits for the Shire and is a significant employer of people. Smaller industrial estates can provide a local service industry function.

Objectives and Strategies**Objective 1 To facilitate the establishment and further development of industry in the Shire.**

Strategy 1.1 Encourage new industrial development to locate in Edenhope and Kaniva industrial estates to build on the existing infrastructure and industrial base of the towns.

Strategy 1.2 Encourage new and existing industries to locate within existing and planned industrial estates where all physical infrastructure is available, and which are readily accessible to transport networks.

Strategy 1.3 Continue to develop and seek to expand the Edenhope and Kaniva industrial estates.

Strategy 1.4 Investigate the opportunities for establishing industrial estates in Harrow, Apsley and Goroke.

Objective 2 To promote the development of certain industry in appropriate locations.

Strategy 2.1 Encourage the establishment of 'value-adding' industries within the Shire.

Strategy 2.3 Encourage investment in and development of bio fuel industries.

21.06-4 Tourism20/06/2013
C30**Overview**

The natural assets of the municipality play an important role in tourism in the Shire. There is a growing demand for environmentally sustainable tourism developments, which the municipality can provide. A range of accommodation, eating establishments, and shops

contribute to the visitor's experience and to the economy providing local job opportunities, investment, and facilities for residents.

Objectives and strategies

Objective 1 To encourage new tourist development in appropriate locations.

Strategy 1.1 Support new tourist development in appropriate locations.

Strategy 1.2 Discourage tourist developments on high quality agricultural land and in areas of high environmental and landscape quality.

Strategy 1.3 Encourage new tourist development to be sited and designed to minimise its impact on the natural environment and landscapes.

Strategy 1.4 Publicise Edenhope as an alternative route to Adelaide and central to the Great Lakes, the Grampians and the Western District and on the route to the Coonawarra in order to attract tourists to the town.

Objective 2 To provide diversity in tourist accommodation.

Strategy 2.1 Encourage tourist accommodation in appropriately zoned rural areas.

Strategy 2.2 Encourage the development of short-term tourist accommodation.

Objective 3 To provide diversity in tourist attractions.

Strategy 3.1 Facilitate the development of integrated recreation, cultural heritage or nature based tourist developments at suitable locations.

Strategy 3.3 Promote local art and craft people to establish home-based cottage industries with either direct sale to the public, through local retail outlets, at community markets, or at major tourist destinations.

Strategy 3.4 Encourage tourist facilities and services that are compatible with and add value to the existing built and natural attractions of the municipality.

Strategy 3.5 Facilitate tourist, recreational activities, primary produce sales and tastings, linked to, or dependent upon, agricultural activities in rural areas.

21.06-5 Agriculture

20/06/2013
C30

Overview

The Shire's economic fortunes are almost wholly dependent on agriculture as agriculture is the dominant land use in the West Wimmera Shire and the key economic driver, making agricultural land a key asset. Management of this land touches on a wide range of natural resource management issues. This asset needs to be managed to ensure agricultural land is utilised within its capability, and to maintain and enhance the region's soils, while improving and sustaining profitability of the agricultural sector. The relevant catchment management strategies provide useful direction in this regard.

Just over half the work force of the Shire is employed in this sector and it provides far more jobs than is common for rural Victoria as a whole (12.4% in 1996). Each of the other employment sectors represented in the municipality employs fewer than 10% of the work force.

The northern part of the municipality produces primarily cereal and grain legume crops and to a lesser extent sheep and cattle while the southern part relies predominantly on sheep, cattle and some hay production. This variation is attributable to the differing climate and rainfall regimes.

The southern districts of the municipality have been traditionally grazing areas producing wool and beef. More recently agroforestry has been introduced into the area, with the soil types and rainfall providing suitable conditions for further expansion of this industry. Significant areas of pine plantation are already established and are in various stages of production.

It is recognised that niche agriculture, new and emerging initiatives, such as carbon farming, provide opportunities for new economic activity to become established in rural

areas. These new initiatives need to be facilitated as they present a major opportunity for the municipality to prosper from leveraging off of the main economic asset of rural land.

Objectives and Strategies

Objective 1 To establish a strong and vibrant rural agricultural community comprising a range of diversified enterprises that is efficiently managed and ecologically sustainable.

Strategy 1.1 Prepare a Rural Strategy for the municipality.

Strategy 1.2 Encourage diversification of agricultural practices including introduction of new crops and animals, use of energy efficient technology, and ecologically sustainable farming techniques.

Strategy 1.3 Disseminate information on soil types, ground water and surface water resources, drainage and salinity to the agricultural sector.

Strategy 1.4 Promote the potential benefits from the emerging carbon market.

Strategy 1.5 Promote intensive animal husbandry in areas where externalities on the community and the environment can be minimised and managed appropriately.

Objective 2 To retain viable rural holdings, particularly on productive agricultural land.

Strategy 2.1 Ensure that subdivision of productive agricultural land considers the ongoing use of that land for agricultural development.

Strategy 2.2 Encourage restructuring of existing titles to more adequately respond to sustainable farming operations and environmental objectives.

Strategy 2.3 Encourage use, development and management of land that is conducive to maintaining options and opportunities for future farming activities.

Strategy 2.4 Adopt 40ha as the minimum lot size permissible in the Farming Zone, in recognition that farm holdings are generally made up of several parcels of land, and that 40ha will facilitate the restructuring of farm holdings where required.

Objective 3 To prevent land use conflicts in agricultural areas.

Strategy 3.1 Limit development in rural areas that is not associated with an agricultural land use.

Strategy 3.2 Protect high value agricultural land for future agricultural production.

Strategy 3.3 Restrict the non-agricultural use and development of high quality agricultural land.

Strategy 3.4 Examine the location, extent and use of the Rural Living Zone.

Objective 4 To encourage a range of value-adding rural industries to establish in the Shire.

Strategy 4.1 Encourage rural industries which package and/or process local primary products in proximity to their raw product.

Objective 5 To promote land and farm management to address erosion, drainage, nutrient run off and pest control throughout the municipality.

Strategy 5.1 Strongly encourage farmers to prepare and implement Farm Management Plans for their properties, particularly as part of a planning permit application for a change in land use or development.

Strategy 5.2 Encourage the planting of locally indigenous vegetation to provide shelter for livestock, minimise soil erosion and salinity, enhance landscape quality, and provide further opportunities for wildlife corridors.

21.06-6

Forestry and timber production

20/06/2013
C30

Overview

Forestry and timber production is a relatively new and small scale industry for the Shire. The growing of softwood and hardwood timber plantations by farmers to supplement their incomes, or whole properties being used for timber plantations is a legitimate use of rural land, particularly if it is not productive agricultural land and the land is predominantly cleared.

Objectives and Strategies

Objective 1 To minimise the impact of timber plantations and forestry on the environment and significant landscape.

Strategy 1.1 Ensure indigenous vegetation is not removed for the establishment of timber plantations.

Strategy 1.2 Strongly discourage timber plantations from locating in areas of high landscape and environmental quality.

Strategy 1.3 Ensure that extensive buffer zones of indigenous vegetation are planted around timber plantations.

Objective 2 To minimise the impact of timber plantations and forestry on infrastructure.

Strategy 2.1 Encourage timber plantations to be developed in proximity to existing infrastructure, including road networks and water supply.

21.06-7

20/06/2013
C30

Rural Industry

Overview

A range of new agricultural opportunities is currently being pursued by the Council and individuals including large scale cattle feedlots, horticultural operations such as commercial cut flowers, herbs, pistachio nuts, onions, potatoes and grape vines. Irrigation industries based on the high quality underground water have also emerged. Less traditional areas of agriculture are also emerging such as the production of wildflowers. The diverse conditions of the Shire offer prospects for these new agricultural activities and provide opportunities for producers relying on the traditional agricultural pursuits.

A key attribute of the Shire's agricultural land is the large land area available for use. Lot sizes are generally large. This presents a unique opportunity for Council to promote new and emerging rural based initiatives, such as carbon farming and renewable energy projects that can make use of this key asset.

Objective 1 To promote value adding to agricultural products.

Strategy 1.1 Ensure rural land holdings are available in a range of sizes to accommodate rural industries.

Strategy 1.2 Identify areas where infrastructure exists that supports the needs of rural industry.

Objective 2 To promote intensive agriculture and niche agricultural activities in areas where externalities can be managed.

Strategy 2.1 Identify areas where smaller lot sizes may be permitted in rural areas to promote the establishment of intensive and niche agricultural activities.

Strategy 2.2 Prepare a policy that identifies the circumstances where subdivision to smaller lot sizes will be permitted so as to facilitate intensive and niche agricultural activities.

Objective 3 To promote intensive animal husbandry where impacts on the community and environmental assets can be managed.

Strategy 3.1 Develop a policy that identifies land where land, infrastructure, location and environmental conditions are suitable for intensive animal husbandry.

Strategy 3.2 Use the policy to promote the municipality as a suitable place to undertake intensive animal husbandry to the agricultural industry and investors.

Strategy 3.3 Provide guidance on siting, design, and management of intensive animal husbandry activity.

21.06-8 Extractive Industry

20/06/2013
C30

Overview

Exploration and mining of mineral sands presents both an opportunity and a constrain for the future development of the Shire. There is one mining licence located in the West Wimmera, which is the mining of mineral sands. There are, however, many mining exploration licences located throughout West Wimmera, which may bring about future development in this industry.

Objectives and Strategies

Objective 1 To ensure the long term protection of known and potential sand resources.

Strategy 1.1 Discourage incompatible use or development from within or adjacent to buffers of known sand resources.

Strategy 1.2 Advocate for mineral sand mining to occur in a manner that also ensures the protection of the natural environment.

Objective 2 To effectively manage extractive industry in response to surrounding land uses and the natural environment.

Strategy 2.1 Ensure that extraction of stone is carried out in accordance with high environmental standards and does not have a detrimental impact on the environment or significant landscape areas.

Strategy 2.2 Ensure that extensive buffer zones of indigenous vegetation are planted around quarries.

Strategy 2.3 Minimise the impact of extractive industries on the infrastructure capacity of the surrounding area.

Strategy 2.4 Ensure quarries are located or designed so as to minimise impacts on areas of high landscape and environmental quality.