

22.03 HORTICULTURAL STRUCTURES (IGLOOS AND GLASSHOUSES)

22/11/2018
C180yran

This local planning policy applies to the construction of any horticultural structure within the Shire, and for which a planning permit is required under Clause 51.03 or any other clause of this planning scheme.

22.03-1 Policy basis

21/05/2009
C81

The Shire is the most significant centre for the nursery and cut flower industries in the State.

The Shire has many attributes which make it an important location for intensive horticultural industries. These include a favourable climate, productive soils, convenient accessibility to the metropolitan market and its close proximity to a range of support industries. Intensive horticultural industries are a major component of the economy of the Shire and an important source of local employment.

Horticultural structures in the form of plastic igloos are now an integral part of modern plant nursery, bulb and cut flower production, and are essential to the viability of the intensive horticultural industries. Plastic covered igloos provide controlled micro-climatic conditions that promote successful plant growth. They also enable growers to meet market demands for a high level of year round quality control.

The large expanses of white reflective plastic that may be created by igloo developments can be visually intrusive and detract from the surrounding landscape. The Shire contains many landscapes which are highly valued by the people who have chosen to live in the region, and by the many day-trippers and tourists who visit the Shire each day.

The Shire is committed to supporting and encouraging the development of sustainable intensive horticultural industries whilst preserving and protecting the special landscapes, productive soils and high water quality in the rivers and streams that drain the area. These special landscapes often reflect the agricultural activities carried out on land within them.

The Business and Non-Urban provisions of Clauses 21.04 and 21.06 of the Municipal Strategic Statement identify the importance of horticultural structures to the local horticultural industry and the need to minimise any adverse effects they may have, especially within sensitive rural and green wedge landscapes and environments.

This policy has been developed to provide for the needs of the intensive horticultural industries whilst, at the same time, providing for the protection of the special environmental features of the Shire. It will assist intensive horticultural industry operators in developing proposals to construct horticultural structures in the Shire and provide guidance for the consideration of subsequent planning applications.

22.03-2 Objectives

21/05/2009
C81

The objectives of this policy are to:

- Encourage development of the intensive horticultural industries in the Shire and provide for their on-going sustainability.
- Encourage the protection and sustainable use of the productive soils in the Shire and the concentration of intensive horticultural uses in the areas where these soils occur.
- Provide flexibility in planning controls in order to allow intensive horticultural industries to operate efficiently and cost effectively (including the use and construction of horticultural structures), in a way that respects environmental values.
- Ensure that future development of horticultural structures is compatible with the landscape character of the area in which they are to be located.
- Maintain and enhance water quality in the rivers and streams.
- Minimise risk of landslip or subsidence.

- Ensure that horticultural structures are properly maintained and that waste material is appropriately disposed of.

22.03-3 Policy

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It is policy that:

- Horticultural structures only be allowed if they are required for a sustainable intensive horticultural operation and if they are within a rural area where such activities are part of normal agricultural activities carried out.
- In other areas, horticultural structures only be allowed if there is a demonstrated intensive agricultural need and it can be shown that the structure will not adversely affect any established land uses in the area or any landscape or environmental values.
- If horticultural structures are proposed to be constructed on land included in Schedules 2, 4, 5 or 6 to the Green Wedge Zone (GWZ2, GWZ4, GWZ5 or GWZ6) it be demonstrated that:
 - Exceptional circumstances require the horticultural structure to be on the land.
 - The horticultural structure is required for a sustainable intensive agricultural use.
 - The horticultural structure will not detract from the landscape character or other environmental values of the area and, in particular, the maintenance of native vegetation.
- The total area of all horticultural structures on any land in a Rural Conservation Zone, or Green Wedge A Zone or on land included in Schedules 2 or 6 to the Green Wedge Zone (GWZ2 or GWZ6) not exceed 3,000 square metres.

Site coverage

- The site coverage of horticultural structures reflect the particular site conditions, including the steepness of the land, the visibility of the site, areas of established tree planting, screen planting proposed and the adjoining land uses.
- Horticultural structures not exceed a site coverage of 60 percent.

Irrigation and stormwater management

- Appropriate measures be taken to:
 - Ensure that stormwater and irrigation runoff does not cause soil erosion problems or increase risk of landslip.
 - Minimise the nutrient and sediment laden runoff from any site.
- Irrigation and stormwater runoff from the horticultural structures be collected and disposed of or contained, treated and recycled on site, to the satisfaction of the Council which will be guided by industry defined 'best practice' or the requirements of any statutory regulations or guidelines.

Earthworks

- No cut or fill exceed a maximum depth or height of one metre, unless it is demonstrated that the works will not increase the risk of soil erosion or landslip or increase the level of visual intrusion.

Minimising landslip risk

- Landslip risk be minimised by:
 - Avoiding slopes of 20 percent (1 in 5) or more, wherever possible.

- Ensuring that runoff is not concentrated on to one part of the site.
- Avoiding ground disturbance and vegetation removal.

Removal of remnant vegetation

- Vegetation not be removed to provide for the development of a horticultural structure, without a planning permit, unless exempted by the Vegetation Protection provisions contained in the schedule to Clause 51.03.
- In considering any proposal to remove vegetation for the development of a horticultural structure, Council will have regard to the botanical significance of the vegetation, its role as wildlife habitat, its contribution to the landscape character of the area and the value of the vegetation in screening and softening the appearance of existing and proposed structures and land uses on the site.

Screen planting

- Where appropriate, planting be provided to effectively screen views of horticultural structures from adjoining main roads and tourist routes and nearby residential zones. Screen planting provided should be compatible with the landscape character of the area and may comprise stock plants.

External cladding

- Horticultural structures be exempt from any requirement of this planning scheme that external cladding materials be non-reflective and of subdued colour.
- The reflectivity of the cladding material, its impact on the surrounding landscape and the need for any screening or resiting to minimise impacts be considered by the responsible authority when dealing with any application for a horticultural structure.

Maintenance and disposal of cladding

- The cladding of horticultural structures be maintained in good condition at all times. A maintenance condition will be placed on planning permits.
- Any plastic or other material used in the cladding of a horticultural structure, when no longer suitable for such use, be disposed of in an environmentally sensitive manner.
- Waste cladding material not be burnt or buried on-site.

Rehabilitation of sites

- If a horticultural structure is no longer required, the site be restored and rehabilitated to enable reuse of the soil resource.