

**22.04**

10/11/2016  
C105

**NON-AGRICULTURAL USES IN THE FARMING ZONE POLICY**

This policy applies to all applications on land within the Farming Zone.

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**Policy basis**

This policy builds on the MSS strategies at Clause 21.05 regarding potential land uses and developments that may impact on agricultural activities and investment. The Farming Zone was significantly modified in 2013, after the adoption of the *Campaspe, Greater Shepparton and Moira Regional Rural Land Use Strategy (2010)*. An array of new discretionary uses was introduced, many of which had been prohibited at the time of the preparation of the strategy.

In terms of land use, the preferred mix of uses in the Farming Zone includes those that support agricultural activities and associated rural industries that maintain and build the economic base of the shire. Council discourages uses in the rural areas that are not directly related to agriculture, or that have an adverse impact on agriculture and future agricultural opportunities.

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**Objectives**

To identify a preferred mix of land uses in rural areas.

To promote appropriate land use and development within rural areas.

To discourage non-agricultural use and development in all rural areas, other than those that support agriculture.

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**Policy**

It is policy to:

**Encourage** the following uses in the Farming Zone:

- Agriculture;
- Primary produce sales;
- Tourism development that is in association with or complements agriculture, such as wine tasting or farm gate sales; and
- Rural industry.

**Discourage** the following uses in the Farming Zone:

- Abattoir;
- Convenience shop;
- Dwelling (other than in association with agriculture or tourism development);
- Equestrian supplies;
- Industry (other than a Rural industry);
- Motor racing track;
- Hotel;
- Tavern;
- Trade supplies;
- Residential hotel;
- Service station;
- Sawmill; and
- Warehouse (other than a Rural store).

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**Decision guidelines**

Before deciding on an application to use or subdivide land, construct a building or construct or carry out works, in addition to the decision guidelines in the Farming Zone, the responsible authority will consider, as appropriate:

- The objectives of this policy.
- Whether the land is located within a ‘growth’, ‘consolidation’ or ‘niche’ area.
- Whether the proposed use, development or subdivision is in association with an existing agricultural use on the land.
- Whether the proposed use, development or subdivision complements an existing agricultural use that is on or adjoining the land.
- Whether the proposed use, development or subdivision impacts on the operation of an existing intensive agricultural use on nearby land.