

22.0528/01/2010
C129(Part 1)**AGRICULTURE, RURAL DWELLINGS AND SUBDIVISION**

This policy applies to all land zoned Farming.

Policy Basis

The rural areas of the City of Greater Geelong are highly valued for their contribution to the economy, liveability and amenity of the whole municipality. Agriculture is and will continue to be the main rural land use in all non urban parts of the municipality, including on the Bellarine Peninsula. Agriculture plays a role in the economic prosperity of the City, both directly through production and indirectly through its contribution to the rural landscape and character of the area and their relationship with tourism and liveability.

Land use and development in rural areas must be carefully managed to ensure that the ongoing use of land for agriculture is supported and the farming character of the area is preserved. The construction of dwellings and subdivision not related to farming activity and inappropriate subdivision is an issue in Geelong's rural areas and has the potential to compromise future agricultural activity, farmed rural landscape and is contrary to the purpose of the zone and the vision for the area.

Objectives

- To support the ongoing use of the rural areas for agriculture and to preserve their farmed rural landscape.
- To ensure that the development of dwellings and excision of existing dwellings in the Farming Zone is consistent with the purpose of the zone and the utilisation of the land for sustainable rural uses.
- To protect agricultural production and the normal operation of agricultural activities by preventing land use conflicts, particularly conflicts associated with the introduction of non-farm related dwellings into rural areas.
- To limit development of new dwellings on prime or high quality agricultural land.

Policy

It is policy that:

- House lot excisions are discouraged.
- The responsible authority will support the construction of a dwelling on a lot zoned Farming where:
 - The responsible authority is satisfied that the construction of a dwelling on the property will not result in the property being removed from agricultural production, and it is demonstrated by the applicant that the primary use of the land will continue to be agriculture.
 - Existing agricultural activity on adjoining land will not be compromised.
 - The proportion of the property used for the dwelling and ancillary infrastructure is minimised, and such development is directed to the area of lowest agricultural quality.
 - The productive capacity of the land is to be preserved and where possible enhanced. This should be achieved through addressing issues such as pest plants and animals and erosion of the land, and can be demonstrated through the development and implementation of a management plan.
 - The environmental condition of the land will be enhanced. This could be achieved by fencing off remnant vegetation, revegetating strategic areas such as between remnant stands to develop wildlife corridors and along waterways.
 - The house is sited and designed so that it will not unduly compromise the farmed rural landscape.

GREATER GEELONG PLANNING SCHEME

- A report is submitted with an application that explains the productive potential of the property, and how the primary land use will continue to be agriculture and how the property will be used to contribute to the regions agricultural production, economy and farmed rural landscape.

References

City of Greater Geelong Rural Land Use Strategy, City of Greater Geelong, 2007.