

**22.01**21/11/2019  
C105latr**INTENSIVE AGRICULTURE**

This policy applies to an application for intensive agriculture.

**Policy Basis**

This policy builds on and supports Clause 21.05-1 Agriculture to direct intensive agriculture to preferred locations in Latrobe City. Latrobe City has a variety of areas each with some unique characteristics that make them particularly suitable for intensive agriculture:

- Flat, relatively unencumbered land with appropriate zoning in larger land holdings;
- Plantation areas that may offer relatively isolated locations for enterprises with biosecurity needs;
- Land within coal reserve zones and overlays that are relatively undeveloped, commonly distant from sensitive uses;
- Land within close proximity to irrigation resources, transport, infrastructure, manufacturing, labour force and industrial resources.

**22.01-1****Objective**

To facilitate the use and development of land for intensive agriculture in appropriate locations, in a way that enhances the surrounding environment and does not cause detriment to nearby sensitive uses.

**22.01-2****Policy**

It is policy to:

- Encourage proposals for intensive agriculture to locate within appropriate locations, including precincts as shown on the Latrobe City Intensive Agriculture Precincts map.
- Encourage separation distances for intensive agriculture, where applicable, to be contained within property boundaries.
- Encourage stormwater management that provides for nil increase in run-off from the site with the construction and subsequent operation of the development.
- Discourage the establishment of rural-lifestyle dwellings in the preferred intensive agriculture precincts.
- Discourage the establishment of dwellings on lots less than 100 hectares, unless demonstrated that the dwelling is required in association with an agricultural use of the land.
- Encourage the management of land and water on the subject land through the retention of existing native vegetation trees, the re-vegetation of waterways and prevention of contamination of these areas by the approved agricultural enterprise.
- Consider the presence of Coal resource and its future utilisation.

**22.01-3****Application Requirements**

An application for intensive agriculture must include the following information, as appropriate:

Documentation and plans for the site and surrounding area including:

- The location of the proposed use and/or development, including all buildings and works.
- Demonstration of how the design and siting of the proposed use and /or development complies with applicable industry codes of practice.

## LATROBE PLANNING SCHEME

- Planned length of time the proposed use and/or development is intended to be undertaken on the subject site.
- Plans and elevations of existing and proposed development, including external cladding, site access, waste management, landscaping, available infrastructure, stormwater management and any other relevant matter.
- Details of earthworks for access, site establishment and infrastructure.
- Topography of the land and location of existing vegetation, including that affected by the development.
- Management of top soil and sub soil required to avoid soil contamination.
- Acoustic report to establish base line noise levels and proposed noise levels and any noise mitigation, where relevant.
- Existing land uses undertaken on surrounding properties, including any required separation and buffer distances to nearby sensitive uses.
- Any other matter relevant to the site and environment.
- A report explaining the proposal and how it addresses this policy.

Where the State Resource Overlay – Schedule 1 applies to the land, the application must also include:

- Planned length of time the proposed use and or development is intended to be undertaken on the subject site.
- Consideration of the likely scheduled utilisation of coal on or within one kilometre of the subject site and any potential risk to coal utilisation which may result from the proposed use and development.
- The nature and scale of development and estimated total value of all buildings and works.
- A rehabilitation plan of works, covering actions needed to return the land to its original or otherwise agreed condition once the use and development ceases, or the subject land is required for coal utilisation.
  - Anticipated jobs creation, social and economic implications associated with the use.
  - A fire management plan where the use or development is located within 1000 metres of a Mining Licence.

### 22.01-4 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in the Farming Zone, the responsible authority will consider:

- The location, topography, size and shape of the site relative to neighbours taking into consideration prevailing weather conditions, particularly wind direction and potential risk of conflict with neighbours due to odour and noise issues.
- Whether the proposed use meets the separation distances of permitted or existing agricultural uses, as required under appropriate government codes or practice including biosecurity, the Environmental Protection Authority's Recommended Separation Distances for Industrial Residual Air Emissions (as amended).
- Whether the proposed development adequately allows for the management and enhancement of rare or threatened species or ecological communities, areas of cultural heritage significance, and drainage to waterways and wetlands.
- The views of relevant agencies or referral authorities.

## LATROBE PLANNING SCHEME

- If located within the State Resource Overlay – Schedule 1, the need to ensure the interim use and development of the land is appropriate considering the scheduled or possible timeframe/s in which the underlying coal resource will be required.
- Whether the proposed works can be blended into the landscape through the design of the bulk, form and siting of buildings and infrastructure, and the use of non-reflective external materials in muted tones.

### **22.01-5 Policy References**

*Latrobe City Rural Land Use Strategy 2019 (as amended)*