

21.0617/11/2016
C89**NATURAL RESOURCE MANAGEMENT**

This Clause provides local content to support Clause 14 (Natural Resource Management) of the State Planning Policy Framework.

21.06-117/11/2016
C89**Protection of rural land****Overview**

The rural areas of the municipality comprise the Mildura Older Irrigated Areas (MOIA), the New Irrigated Areas (NIA) and the dry land farming areas. Ninety eight percent (98%) of private rural land is dedicated to dry land farming and 2% for irrigated horticulture. The MOIA surrounds the main urban settlements of Mildura, Irymple and Red Cliffs. Because of this proximity, horticulture in the MOIA is challenged by the pressure to use land for rural living / lifestyle opportunities, and there is a need to support the continued horticultural role of the MOIA. The *Mildura Planning Taskforce 2009*, established to consider the planning controls for the MOIA, supported the following vision for the MOIA:

- *Seeks to protect the land for horticulture;*
- *Accommodates growth in planned estates around existing towns and hamlets;*
- *Acknowledges the existing rural residential development;*
- *Contributes to the ongoing economic prosperity and quality lifestyle of Mildura.*

The *Mildura Older Irrigated Area Incorporated Document August 2016* implements the Taskforce recommendations as well as some of the findings of the Mildura Planning Scheme Review Report 2014.

Unplanned ad-hoc subdivision and rural lifestyle development in the MOIA could undermine the ability for irrigated horticulture to continue to support the economy of the municipality.

The use of rural land for purposes other than agriculture, horticulture, extractive industry, leisure and recreation, mining or natural systems could undermine the rural, commercial, residential, retail and industrial strategies in the closely settled areas of the municipality.

Objective 1

To protect rural land for agriculture and horticulture.

Strategies

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| Strategy 1.1 | Ensure new dwellings and subdivision are associated with and assist in growing the agricultural enterprise. |
| Strategy 1.2 | Discourage the use or development of rural land for purposes other than agriculture, extractive industry, leisure and recreation, mining or natural systems that are not directly required to support the agricultural or horticultural use of the land. |
| Strategy 1.3 | Ensure rural industries are appropriately located and have a direct nexus with the agricultural use of the land the industry is located on. |
| Strategy 1.4 | Discourage non-agricultural uses on main roads including food and drink premises, convenience shops, peripheral sales and industry. |
| Strategy 1.5 | In the Mildura Older Irrigated Areas (MOIA): <ul style="list-style-type: none"> ▪ minimise unplanned urban intrusion into horticultural areas by prohibiting new dwellings on lots under 10 hectares (except where permitted by the Mildura Older Irrigated Area Incorporated Document August 2016); ▪ discourage non agricultural use and development within the MOIA; and ▪ ensure subdivision and new dwellings are consistent with the Mildura Older Irrigation Area Incorporated Document August 2016. |

Implementation

The strategies in relation to protection of rural land will be implemented through the planning scheme by:

MILDURA PLANNING SCHEME

Policy guidelines

- When deciding on an application for a rural dwelling excision:
 - A Section 173 agreement should be required on title to prevent further subdivision from the parent and new lot(s); and
 - Where possible, the dwellings on the parent lot and new subdivided lot(s):
 - should use a common driveway and common services; and
 - should be located as close as possible to achieve a grouping of buildings and sited so as not to require the removal of native vegetation.
- When deciding on an application to use or develop land for a non-agricultural use:
 - The proposed use should contribute to value adding to agricultural activities on the site, except where the site requirements of the proposed use are such that it cannot be accommodated within an urban area;
 - Avoid amenity impacts on nearby dwellings and land use conflicts with surrounding agricultural activities; and
 - Avoid the loss or fragmentation of land within an irrigation district.

Application of zones and overlays

- Apply the Farming Zone to MOIA and NIA and dryland agricultural areas.
- Apply the Rural Living Zone to accommodate rural residential development where this will not compromise long term agricultural production.

Further strategic work

- Prepare policy guidelines for applications to use land for 'Group accommodation' in non-urban zones.

Reference documents

- Murrayville Groundwater Supply Protection Area and Groundwater Management Plan 2001
- Mildura Planning Taskforce Final Report 2009
- SunRISE 21 Land Capabilities and Irrigation Infrastructure Assessment 1997
- Mildura Housing and Settlement Strategy 2013
- Review of Planning Controls for the Mildura Older Irrigated Areas 2014
- Mildura Planning Scheme Review Report 2014