

22.08 AGRICULTURAL POLICY

This policy applies to all land in the Rural Zone, Environmental Rural Zone and Rural Living Zone.

Policy Basis

Agriculture is a valuable component of the economy of Greater Bendigo. Effective sustainable management and the protection of productive agricultural land are important to the municipality. The nature of land systems and the current patterns of land use in the municipality reflect a diverse agricultural base, and this diversity should be encouraged.

Council also recognises that intensive agricultural industries (including intensive animal husbandry) are an important component of the economy of Greater Bendigo. Both the environmental impacts of these industries, and the potential for competing land use to inappropriately limit their activities, should be managed effectively.

Objectives

To ensure protection of productive rural assets including land and water.

To maintain potential for agricultural production.

To identify and protect productive agricultural land from competing inappropriate land uses.

To minimise the fragmentation of productive agricultural land units.

To facilitate proposals for the appropriate development of intensive agricultural industries.

To minimise noise, odour, effluent and visual impact created by intensive agricultural industries.

Policy

It is policy that:

- The use and development of land maintain the productive potential of agricultural land.
- Diverse patterns of rural economic activity be encouraged, and reflected in varied patterns of subdivisions for rural purposes.
- Land capability and the suitability of agricultural land be considered when assessing proposals for land use and development.
- Buildings and/or works avoid or minimise the loss of high quality agricultural land.
- Intensive agricultural industries comprehensively address the potential impact on land and water, effluent disposal, the impact of noise, odour and visual impact.
- Intensive agricultural industries be encouraged to establish within the preferred locations for intensive agricultural industries as expressed within the Municipal Strategic Statement.
- All effluent should be treated on-site and/or managed and disposed of to the satisfaction of Responsible Authority and the relevant water authority.
- Buffer distances as outlined in the Piggeries Code of Practice, Feedlots Code of Practice and Poultry Code of Practice be maintained.
- Comments from relevant Authorities/Departments be considered as appropriate.
- Farm consolidation be encouraged.

- Non-agricultural use and development in the Rural Zone be discouraged.
- Agro-forestry be encouraged.
- The construction of dwellings within the preferred locations for intensive agricultural industries be discouraged unless associated with the intensive animal industries.

Policy Reference Documents

Bluml, M et al., *Land Capability Study of the City of Greater Bendigo, Huntly District*, November 1995

Bryant, E & Lorimer, M, *Land Capability Study of the Rural City of Marong*, April 1993

Bluml, M, Boyle, G & Jones, E, *Land Capability Study of the City of Greater Bendigo, Strathfieldsaye District*, 1995