

22.0621/09/2006
C37**AGRICULTURAL LAND POLICY**

This policy applies to all land within the Farming Zone (FZ).

Policy Basis

Mildura Rural City is nationally and internationally significant in terms of its horticultural output. The local economy is mainly driven by horticulture industries and their value added activities, such as packaging, processing and transport. Dryland farming provides economic diversity and important regional income. Agricultural and horticultural production in the municipality is a major contributor to the Victorian economy. Output from these activities has the potential to increase considerably over the next decade as a result of both irrigation development and productivity improvements. Support for and development of sustainable practices will assist in preserving an agricultural and horticultural future for the municipality and surrounding region.

There is potential to expand agricultural and horticultural production throughout the Rural City. Realising this potential in a responsible manner by ensuring ecological and agricultural sustainability will bring added and continued wealth to the local economy and residents of the municipality. Important in this regard is the protection of agricultural land from urban encroachment including the small lot subdivision of horticultural properties.

Objective

To retain high value rural land for agricultural and horticultural production purposes.

Policy

It is policy that:

- Subdivision of land (within a gazetted irrigation district or where a Water Licence has been issued and applied to land for horticulture) in order to provide a lot for an existing or additional dwelling which is not incidental to the use of the land for crop raising, is strongly discouraged.
- The use of rural land for purposes other than agriculture, horticulture, extractive industry, leisure and recreation, mining or natural systems, or uses which support these uses, be strongly discouraged, especially:
 - retail type uses on main roads including take away food and convenience facilities and peripheral sales;
 - dwellings not directly associated with the use of the land for agriculture or horticulture;
 - industrial uses that are not intrinsically linked to agricultural or horticulture production activities on the site except if the site requirements of the proposed use are such that the use cannot be accommodated within the urban area; and there are no off site impacts; and the use is to be located outside the irrigation district.
- If a lot is to be created in accordance with the provisions of Clause 35.07-3 which allow subdivision to create a lot for an existing dwelling, the following principles should be applied:
 - the minimum size of the lot prior to subdivision should be at least 10 ha;
 - no further subdivision should be allowed from the parent lot;

- a note or agreement is to be placed on the title of both the parent lot and the new lot, indicating that they have been the subject of subdivision and that no further subdivisions are possible; and
- where possible, the houses on the parent and subdivided lot should use a common accessway/driveway and common services, be located as close as possible so as to achieve a grouping of buildings and sited so as not to require the removal of native vegetation.