

22.01 General land use and development policies

This policy applies to all applications for the use or development of land within the area of this planning scheme.

Policy basis

The Baw Baw Shire Council is committed to ensuring the co-ordinated and planning development of land so as to ensure that its objectives in relation to the economy, the environment and quality of life, and urban development are achieved.

The general land use and development policies are designed to guide the implementation and administration of the planning scheme.

The policies for the economy, the environment and quality of life and for urban development are closely linked to each other and are important for the future planning and development of the Shire.

Objectives

Economy

- Maintain world class land management practices to ensure production of export quality.
- Retain the resource base of prime quality agricultural land in sustainable, economically viable units through managed planning and development processes and the consistent implementation of planning provisions.
- Support sustainable value added industries and service industries particularly those which relate to the agricultural base and the natural resources.
- Support future residential and industrial development in the Shire that is based on sustainable land and resource practices.
- Build links within and outside the Shire to provide greater employment opportunities in value added industry, education, health services and tourism.
- Capitalise on the Shire's heritage, environment and produce by improving the promotion of the Shire as a tourism area.
- Reinforce local retail and business services to meet local and regional needs.
- Foster and maintain strong regional links with the adjoining municipalities, government organisations and community groups to achieve the objectives of the Strategy.

Environment and quality of life

- Recognise the high quality attributes of the natural environment and its significant link with every urban and rural area in the Shire.
- Encourage land uses and natural resource management practices which are environmentally sustainable.
- Raise awareness through education and promotion of sound environmental management practices aimed at minimising the impact of development or agricultural activity on land within the Westernport and West Gippsland catchments.
- Encourage the involvement of the whole community in caring for the environment.
- Protect heritage places and environmentally sensitive areas from inappropriate development.

Urban development

- Understand the link between the environment and urban development particularly in relation to the impact of urban growth on the quality of life and sustainable agriculture.
- Consolidate the existing urban centres to ensure that the benefits of existing urban infrastructure and community facilities are maximised.
- Focus major urban and industrial development in the existing urban centres along the Princes Highway and the Melbourne-Gippsland railway line corridor as this provides a significant link between the major urban and employment centres.

Policy

It is policy that:

- The co-ordinated and planned development of land should be pursued in order to achieve economic growth, sustainable management of the environment, a continuing increase in the quality of life for all residents and a systematic process of urban development.