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VC37**DEVELOPMENT IN RURAL AREAS REQUIRING BUFFER DISTANCES**

This Policy applies to applications requiring planning permits for the use or development of land in the Rural Zone where buffer distance separations are required to protect the amenity of adjoining or nearby properties and land uses.

Policy Basis

A range of agricultural industries and developments require buffer distances to protect the amenity of adjoining or nearby properties and land uses. Council supports such uses particularly where they are associated with the generation of local employment, are ecologically sustainable and they provide for further value adding industries.

A large area of the northern sector of the Shire particularly to the east and north east of Nagambie is particularly suited to enterprises requiring buffer distances. The area is accessible to employment sources, is well served by access to arterial roads and contains large property holdings and a limited number of residences. The area is able to support uses requiring buffer distances because it can meet the requirements of extensive open areas with no dwellings. It is Council's policy to promote and support the development of such uses in this area which is shown on the Shire's Strategic Framework Plan. The development of this area for such uses will be dependent upon Council implementing a strategy to prevent the fragmentation of this area by subdivision and dwellings. Council will not support uses requiring buffer distances in other parts of the Shire, unless they can meet all buffer distances requirements and they do not compromise other agricultural uses and development opportunities, particularly the use of high quality agricultural land.

Objectives

To provide for and encourage the location of land uses requiring buffer distances in a designated area to the east and north east of Nagambie.

To limit the use, subdivision and development of land in this area such that it would compromise the opportunities available for siting land uses requiring buffers.

To limit the use of other areas of the Shire for land use requiring buffer distances where they cannot meet buffer distance requirements and where it will compromise the use of high quality agricultural land.

Policy

It is policy that:

- The use and development of land for uses requiring buffer separation distances will be encouraged to locate in Council's preferred development area as indicated on the Structure Plan.
- The subdivision of land or the realignment of title boundaries, dwelling lots, or the erection of houses on land within Council's preferred development area for uses requiring buffer distances will not be supported.
- Council will support the location of uses requiring buffer distances outside of the preferred development area where the following criteria can be met:
 - The location of the use can meet buffer distance requirements.
 - The use is not located on productive agricultural land.
 - The use will not compromise the use of adjoining or nearby land for agricultural purposes.