

**22.02 ECONOMY**

16/02/2016  
C68

**22.02-1 House lot excisions**

06/07/2006  
C33

This policy applies to all land in the Farming and Rural Living Zones.

**Policy Basis**

Fragmentation of productive agricultural land by inappropriate subdivision is to be avoided to ensure the productive capacity of the land is maintained and to prevent land use conflicts.

**Objectives**

- To limit the subdivision of land that will be incompatible with the utilisation of land for agricultural use.
- To ensure that excisions of dwellings and creation of lots smaller than that specified in the Schedule to the Farming Zone are consistent with the purposes of the zones.
- To ensure that the subdivision of land that excises a dwelling is designed in a manner which does not prejudice surrounding agricultural activities.
- To provide a consistent strategic basis for considering permit applications for the excision of an existing rural dwelling.

**Policy**

**Decision Guidelines**

It is policy that, in considering applications for house lot excisions, Council will take the following matters into account:

- Lots created under the relevant provisions of the Farming Zone should have a maximum size of 2 hectares, except as otherwise required by a provision of this planning scheme.
- Lots created should have a satisfactory frontage to depth ratio.
- Dwellings excised under the relevant provisions of the Farming Zone will be in a habitable condition and comply with the Building Code of Australia.
- Any excision of dwellings should ensure that there is no potential to restrict agricultural production on adjacent land. Adequate distances should be maintained within the excised lot around a dwelling to reasonably limit likely impacts (if any) of adjacent agricultural activity. A permit may require the planting of vegetation within the excised lot to reduce any potential impacts associated with spraying or noise.
- Applications should be accompanied by copy of a soil percolation test prepared to the satisfaction of Council indicating the ability of the site to contain and treat on site effluent and wastewater.
- Subdivision that is likely to lead to a concentration of lots so as to change the land uses and character of the rural areas will be discouraged, unless it can be shown that the clustering of lots will not limit the productive use and development of adjacent agricultural land.

- Subdivision within water supply catchment areas will be strongly discouraged in order to protect water quantity and quality.
- Access should be provided by an all weather public road.

**22.02-2**  
16/02/2016  
C68

### **Timber Production**

This policy applies to the use and development of land for timber production.

#### **Policy Basis**

The Indigo Shire currently plays a relatively minor role in providing a resource for the development of the north eastern region's timber industry on both public and private land.

Timber plantations have been established within the Shire, mainly in the Stanley area. This resource supports the processing of timber for mills located outside of the shire at Albury-Wodonga, Benalla, Wangaratta, Tumbarumba and Myrtleford.

The total amount of land in the Shire developed for plantations is likely to increase over the next 15 years. While this will further assist the development of the timber industry within the north eastern region, it is anticipated that some of this growth in the timber industry will also lead to "value adding" within the Shire, particularly in the processing of specialty timbers and in the production of firewood.

A significant element of Council's economic development strategy is to provide for high quality residential and rural living environments and the expansion of tourism. Both these strategies are based on the quality and presentation of the Shire's landscapes, rural and township heritage. Plantation timber production should not prejudice these economic assets.

#### **Objectives**

- To ensure that timber production does not impact adversely on areas designated as high quality agricultural land, National Trust classified landscapes and other significant landscapes, the environs of towns, particularly the recognised heritage towns, or tourist roads.
- To encourage the establishment of small-scale plantations (<40ha), trees on farms and agroforestry on previously cleared agricultural land within areas that can provide the necessary road infrastructure.
- To encourage plantation establishment as an alternative timber resource to native forests and as a means of reducing environmental problems associated with native vegetation clearance such as erosion and salinity.
- To establish those areas within the Shire where the Council does not favour plantation timber, particularly softwood plantations.
- To ensure that timber production complements rather than dominates the existing rural environment.
- To ensure that timber production is developed in accordance with the Code of Forest Practises for Timber Production.
- To ensure that water quality is not affected during planting and harvesting of timber.

#### **Policy**

It is policy that:

- Timber plantations are discouraged from areas designated as high quality agricultural land (within the Environmental Significance Overlay 1), National Trust classified

landscapes and other significant landscape areas (within the Significant Landscape Overlay 1 and Significant Landscape Overlay 2), the environs of towns, particularly the recognised heritage towns, or within close proximity to tourist roads.

Applications for timber plantations will be assessed by Council for:

- Impact on landscape and heritage values.
- Impact on existing and likely future agricultural uses.
- Impact on the present and future use and development of high quality agricultural land.
- Impact on existing tourist and recreation uses and development.

Applications for timber plantations be accompanied by:

- A report endorsed by an independent qualified forester or, when appropriate, a Consultative Committee of Council consisting of timber representatives demonstrating compliance with the Code of Forest Practises for Timber Production.
- A Management Plan for harvesting and planting of plantations coupes, endorsed by an independent qualified forester or, where appropriate, a Consultative Committee or Council consisting of timber representatives, addressing the issues of stormwater runoff, erosion and sediment control and expected changes to catchment water yield during both planting and harvesting.
- A road infrastructure report which has examined issues relating to existing and future access, tonnage of timber to be harvested and impacts on road, drainage and bridge infrastructure.

**22.02-3**  
16/02/2016  
C68

### **Tourism Development**

This policy applies to the development and/or use of tourism and recreation facilities, including visitor accommodation, wineries, art and craft centres, outdoor recreation facilities and the like.

#### **Policy Basis**

Clause 21.04.2-2 of the MSS recognises that tourism is significant in the economy of the Shire and that tourism and recreation facilities need to be compatible with surrounding land uses and the natural and built environments. The challenge is to achieve (and maintain) a delicate balance between tourism, the environment and protecting the amenity of existing residents.

#### **Objectives**

- To ensure that tourism and recreation development is located, designed and sited in a manner which protects and enhances the special environmental and landscape characteristics of the area.
- To ensure that the establishment of tourist facilities in rural areas does not compromise the ongoing use of productive agricultural land.
- To encourage tourism and recreation uses that:
  - Are compatible with Council’s heritage conservation objectives;
  - Minimise adverse impacts on the amenity of local residents;
  - Relate to their immediate environment, particularly the natural environment; and
  - Enhance the predominantly rural character of the Shire.

## **Policy**

It is policy to:

- encourage tourism and recreation development within or near townships to maximise the use of existing commercial facilities and service infrastructure;
- ensure that new development does not compromise the landscape and environmental qualities of the surrounding area, or substantially change the natural landform;
- ensure that where redevelopment is proposed on sites containing buildings or places of historic significance, any original structures are retained and restored and any new development is integrated with the character of the original building;
- ensure that use and development in a Farming Zone is located to avoid potential conflict with normal farming operations on adjoining or nearby properties; and
- require proposals to demonstrate that they are consistent with at least one of the following:
  - promotion of the established heritage or rural village character of the township in which they are to be located;
  - promotion and sale of agricultural products from the land on which the proposal is to be sited or from land in the surrounding area; or
  - provision of facilities which enable visitors to experience outdoor recreation activities in areas of natural beauty and which are in keeping with any existing agricultural/rural pursuits and/or residential amenity.