14.01-1L Protection of agricultural land

Policy application

This policy applies to all land in the Farming Zone, Rural Conservation Zone and Rural Activity Zone.

Strategies

Minimise ad hoc development of unserviced old and inappropriate subdivisions.

Ensure that lots resulting from subdivision are of a sufficient size to benefit agricultural production or environmental protection.

Discourage dwellings on lots that do not meet the minimum lot area of the zone or relevant schedule unless it is required for an intensive agricultural activity on the land or to achieve the environmental protection of the land.

Avoid localised concentration of dwellings in agricultural areas.

Discourage the realignment of boundaries that will create small lots for existing dwellings unless the re-subdivision contributes to the restructure and/or consolidation of agricultural holdings into larger farming units.

Ensure that small lot subdivisions or excisions facilitate sustainable rural production and do not prejudice surrounding rural activities.

Discourage boundary realignments if they rely on land that was previously a road reserve, utility lot, crown land or are of insufficient size to support a dwelling.

Support a mix of uses in the Rural Activity Zone on land west of Apollo Bay and in the Otway Ranges including:

- Agriculture.
- Tourist and recreational activities.
- Group accommodation with tourist or recreational activities (including backpacker accommodations, camping and caravan park, cabins, etc).
- Restaurants in association with tourist facilities or recreational activities.

Policy guidelines

Consider as relevant:

- Whether any small lot containing a dwelling and associated infrastructure should be at least 0.4 hectare and no more than 2 hectares in area.
- Providing setbacks around the existing dwelling from lot boundaries to limit likely impacts of adjacent agricultural activity.
- The use of an agreement under Section 173 of the Act to prevent the further subdivision of the land and the construction of a dwelling on any lot created other than in accordance with the minimum lot size in the zone.