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SUSTAINABLE INTENSIVE AGRICULTURE

This policy applies to all applications for the use and development of land for Intensive Agriculture purposes.

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Policy Basis

There are a number and variety of existing Intensive Agricultural developments throughout the Strathbogie Shire. These businesses provide for economic growth within their regions and Council continues to support the sustainable operation of these existing businesses. In addition, Council recognises the need to protect, maintain and grow these developments whilst taking into consideration the need to protect our urban development from amenity impacts. This policy provides a basis and guideline for growing sustainable intensive agricultural use and development.

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Objectives

- To ensure that all development is appropriately located.
- To ensure that all applications have addressed, considered and will implement sustainable use and development practices.
- To encourage innovation, quality design and environmentally sustainable intensive agriculture.
- To encourage businesses to implement the highest standards and be leaders in their industry.
- To support development growth through partnerships between EPA Victoria and other relevant authorities.
- To investigate and implement appropriate planning controls such as planning scheme overlays to buffer development from encroachment by sensitive uses.

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Policy

It is policy that:

- The following guidelines are considered when making application for Intensive Agriculture:
 - That should the development only utilise a portion of the land; the balance of the land be utilised to compliment the proposed use.
 - Landscaping of the site must be undertaken to remove any adverse amenity impacts.
 - Infrastructure (such as roads, water supply and power) should be paid for and provided for by the proponent.
 - The proposed activity and associated buildings do not detract from the landscape and character of the area.
 - Biodiversity gains should be demonstrated.
 - Protection of water quality.
 - Site design should allow for the separation distances and buffer zones to be wholly contained within the boundaries of the site or minimised effect on adjoining owners.

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Application Requirements

An application should be accompanied by written documentation outlining how the application has addressed all potential environmental impacts, including but not limited to:

- Soil quality – fertiliser management/application – organic or the like
- Waste and water quality – disposal of waste and potential impact on surrounding waterways

STRATHBOGIE PLANNING SCHEME

- Water – Source of water, have alternatives been investigated i.e. collection of rainwater for primary or secondary use.
- Odour – air quality, potential impacts and how it has been addressed
- Infrastructure – Volume of traffic increase and potential impact on local roads
- Chemical Management - if applicable
- Noise Management – where applicable
- Dust Management – where applicable
- Traffic – Traffic Impact Assessment report if required.
- Power – alternative forms of electricity, has this been investigated? If so the outcome of investigation
- Biodiversity outcomes and landscape initiatives
- In addition to the above, an application should be accompanied by:
 - A whole farm plan detailing existing and proposed conditions.
 - A written response of the proposed use including business operations and practices including staffing levels.
 - Demonstrate by way of written report, plans and or photos, infrastructure design and development that have considered sustainable building practices.
 - Whether any consultation has occurred between the proponent and the adjoining landowners/community.