

Policy to ensure appropriate land use

Council adopted the draft Industrial Uses in the Farming Zone policy provisions at its meeting this week, allowing it to manage inappropriate industrial uses in the Farming Zone.

Council will now prepare supporting documentation, including a background report for the purpose of public consultation of the draft policy prior to submission of a planning scheme amendment to the Minister for Planning for authorisation.

Director Development Services, Bryan Sword, said Council was regularly contacted to investigate amenity and land use conflict concerns.

“Farming and lifestyle property owners commonly choose to live in these areas because of the rural amenity and landscape appeal. These residents do not expect industrial uses nearby,” he explained.

“The proposed changes to the policy will give additional guidance for planning permit applications for industrial uses in the Farming Zone and they will strongly discourage the approval of industrial uses if they should be located in existing industrial areas.”

The new policy also recognises that some forms of industry closely related to primary production, like saw mills, abattoirs and food processing, can benefit from a location in the Farming Zone.

“With approximately 4,320 Farming Zone lots containing dwellings, the risk of amenity conflict is significant and should be appropriately managed,” Mr Sword said.

“Once a use is lawfully established, Council does not have the power to change it, therefore this new policy’s clear guidance is crucial where there could be long-term amenity or township growth implications.”

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