22.08 HIGH QUALITY AGRICULTURAL LAND

This policy applies to the development and use of land identified by the Environmental Significance Overlay and Albury Wodonga Regional Planning Strategy 1991 as high quality agricultural land.

Policy Basis

Land is a finite resource and land with high quality attributes that has flexibility to grow a range of agricultural products needs to be protected. The protection of land is necessary for the local economy and to assist in the diversification of agricultural activities. Areas in the Murray River, Kiewa River and Yackandandah Creek floodplains have been identified as being of high agricultural quality. Additional opportunities to diversify agriculture have been identified in the Huon Creek Valley, which will be protected from further fragmentation.

Objectives

- Identify and recognise the importance of high quality agricultural land.
- Ensure that high quality agricultural base is protected from unplanned loss.
- Support the sustainable use of land for intensive agricultural production.
- Discourage the conversion of land to uses incompatible with productive agriculture.
- Provide for uses and development consistent with the Municipal Strategic Statement and the Municipal planning policies set out in this scheme.

Implementation

It is policy that:

- Land be used for agricultural purposes or used in a manner that is compatible with the objectives of this policy.
- The subdivision of land to which this policy applies should demonstrate how it can:
  - Enhance resource management, the natural environment and farming practices within the zone.
  - Further the achievement of the purpose of the zone and be consistent with the Municipal Strategic Statement and the Municipal Planning Policies set out in this Scheme.
  - Utilise the soil types, water availability and natural environmental attributes of the areas for the purposes of intensive agricultural production.
Report to accompany Subdivision Applications

An application for the subdivision of land be accompanied by a report prepared by a person whose qualifications are recognised by the City explaining how the subdivision:

- promotes agricultural land use within the policy area.
- supports agricultural diversification.
- supports natural resource management.
- responds to the characteristics of the site.
- meets the requirements of Section 17.05-1.