

Appendix H

Response to Submissions

Response to submissions

Submitter name	Subject property	Submission	Response
Campaspe			
Michael Wentworth	Pianta Road, Wharparilla	Requests rezoning to enable use of land for retirement village	Land is north of the Murray Valley Highway to the west of Echuca. Land in this area is recommended to be RAZ.
R and R Crossman	292 Bail Road Torrumbarry	Requests rezoning to Rural Living or Rural Activity as farming in this area is compromised by surrounding development.	Land is located within areas that are currently irrigated and that consist of lot arrangements that could potentially expand their agricultural base over time. The F2Z is recommended.
Gary Steigenberger for P and S Palmer	South of Pascoe Street, between Cohen and Shaw Rds, Rochester	Seeks rezoning to low density residential.	Land between Bonn Road and Cohen Street and south of Pascoe Street is identified in the Rochester Town Structure Plan for LDRZ. The RRLUS does not recommend additional land for LDRZ. The RRLUS recommends F1Z for the subject property.
P. Vinnicomb	89 Latham Road Echuca	Seeks rezoning for residential purposes.	Land is located on the North side of Latham Road in close association with the River Murray. The proximity to landscape values and the river environment has suggested the maintenance of agricultural activity and protection of landscape values. The application of RAZ is recommended.
Greater Shepparton			
Gary Steigenberger for Don Bryant	Dookie	Requests rezoning to allow boutique agribusiness north of Dookie, and rural living and low density residential development around the town.	Rural living and low density residential proposal should be considered as part of the Residential Strategy. The agribusiness proposal may have merit and may be consistent with Councils rural strategy but further information is required in relation to the provision of water to these lots and soil suitability for intensive irrigated agriculture. Further information is also required to justify that the requested lot sizes will provide for agriculture to be the primary land use (and therefore the land should be zoned Farming) or whether the land will be primarily be used for residential purposes with agriculture ancillary to this (and therefore the land should be rezoned Rural Living).

Submitter name	Subject property	Submission	Response
Isis Planning for Taylor and O'Keefe	River Road, Kialla	Seeks rezoning to Rural Living and raises concerns about rural living within the UGB.	Rural living and low density residential proposal should be considered as part of the Residential Strategy.
Rien Silverstein	Dhurringile Road / Pike Road, Tatura	Seeks rezoning to low density residential or rural living as urban encroachment is affecting the right to farm.	Land is currently outside the settlement boundary. Rural living and low density residential proposal should be considered as part of the Residential Strategy. The RRLUS does not recommend additional land for LDRZ.
Greg Pell	Merrigum	Need to consider the affect of climate change on future water supply.	Noted.
M and L Ford	965 Katandra Main Road Katandra	Seeks rezoning to enable more intensive development. Seeks consent to enable construction of dwellings on smaller lots.	This property would appear to still be considered productive agricultural land.
Gary Steigenberger for A. Ellis	150 Lemnos Road Lemnos	Seeks rezoning to low density residential.	The property is within areas surrounded by large holdings and an irrigation area. F1Z is recommended.
Gary Steigenberger for Norville Nominees	Euroa Shepparton Rd, Central Kialla Rd and Mitchell Rd, Kialla Central	Seeks rezoning to Low Density Residential.	Rural living and low density residential proposal should be considered as part of the Residential Strategy. The RRLUS does not recommend additional land for LDRZ.
Michael Toll		Raises concerns about water availability, the inflexibility of planning controls and the difficulty in predicting future agricultural prospects.	Noted.
Dallas Moore	Behind Shepparton trotting track, Kialla Central Township and between Mitchell Rd and River Road Kialla Central	Seeks rezoning of land	Further information is required to provide comment with respect to the nature of proposed rezoning.
Moira			
Peter Mapletoft	CA 5, 6, Parish of Mundoona Goulburn Valley Hwy, Numurkah	Requests rezoning to LDRZ	Rural living and low density residential proposal should be considered as part of the Residential Strategy. The RRLUS does not recommend additional land for LDRZ.

Submitter name	Subject property	Submission	Response
Gary Steigenberger for S. Holmes	Between Melville Street and Railway line / Goulburn Valley Highway, Numurkah	Seeks rezoning to LDRZ	Rural living and low density residential proposal should be considered as part of the Residential Strategy. The RRLUS does not recommend additional land for LDRZ.
Barry Flanner	96 Clay Rd, Nathalia	Seeks rezoning to Rural Living as loss of water has limited farming options and there is demand.	Rural living and low density residential proposal should be considered as part of the Residential Strategy. The RRLUS considers there is adequate supply of RLZ within the region and does not recommend any additions.
M. Winter	Bundalong	Areas of good quality soil and where there is access to water should be protected for agriculture. Other rural land should also be protected for green space and environmental benefit. Protect environmental wood at Bundalong.	Noted.
Chris Howe for John Macpherson	Bundalong	Requests that his property be rezoned Rural Living.	Rural living and low density residential proposal should be considered as part of the Residential Strategy. The RRLUS considers there is adequate supply of RLZ within the region and does not recommend any additions.

Appendix I

Response to Public Display Submissions

Campaspe, Greater Shepparton and Moira
 Draft Regional Rural Land Use Strategy
 Submissions received

	Submitter	Key Issues	Response	
Shire of Moira				
	John Hay 7 Torgannah Road Koonoomoo	<ul style="list-style-type: none"> ▪ Need to limit rural lifestyle properties to 1 to 2 ha lots to ensure management and viability of larger titles remains. ▪ New statutory changes should not impact on existing small lots. ▪ When water is traded out of areas subdivision becomes a consideration by farmers. 	<ul style="list-style-type: none"> ▪ The RRLUS supports the limitation of smaller lots for non-agricultural uses where appropriate. ▪ Where a small lot exists without a dwelling, the strategy recommends to consolidate this land with adjacent properties. Existing Houses located on small lots will require planning permit for significant alterations or new dwellings. ▪ Water trading and changes in availability for periods of time does not rationalise subdivision of agricultural land. 	1
	H. Saunders 458 Sutcliffe Road Nurmurkah	<ul style="list-style-type: none"> ▪ Concern regarding due process if the issue is of such magnitude, further consultation is required. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. 	2
	Coomes Consulting Group obo Montrose Family, “Whyenbah, Murray Valley Highway, Bundalong	<ul style="list-style-type: none"> ▪ Generally supportive of the intent of the RRLUS. ▪ “Whyenbah” incorporates 400 ha both to the north and the south of the Murray Valley Highway. Land to the north of the Highway should be considered for Rural Living Zone not currently recommended. 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway is recommended for Rural Activity Zone. It is considered this is the most appropriate zoning given the availability of land currently zoned Rural Living. In addition RAZ recognises the range of uses from existing agriculture through to Tourism activities. 	3

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	Submitter	Key Issues	Response	
Also Shep	Chris Smith & Associates 11 Edward Street, Shepparton. Gary Steigenberger	<ul style="list-style-type: none"> ▪ Proposed zone mapping lacks detail for a thorough consultation process ▪ F1Z is applied too extensively. ▪ Failure to recognise established horticultural areas such as Shepparton East. ▪ Agricultural Business within the F3Z must be allowed to operate outside conventional working hours. 	<ul style="list-style-type: none"> ▪ Strategic intent of the RRLUS is the primary focus of the public display period. Further opportunities for consultation including more detailed mapping will form part of the Planning Scheme Amendment Process. ▪ The recommended broad application of F1Z reflects the value of the agricultural commodities and primary land use throughout the region. ▪ Shepparton East has been recommended for F2Z in recognition of the consolidation being undertaken by Horticulturalists and the significant investment being undertaken by Goulburn Murray Water. ▪ The Niche farming Zone is fundamentally for the pursuit of agriculture. The recognition that some houses may occur and the activities are likely to be within a niche market reflect the limitations that lot size may have on the ability to undertake activities requiring large areas of attenuation. 	4
	SJB obo Oasis Homes Australia Pty. Ltd.	<ul style="list-style-type: none"> ▪ Considers the RRLUS should further consider Rural Living given the recent assessment of land owned by Oasis within the Cobram Strategy and Council's resolution dated 15 October 2007. 	<ul style="list-style-type: none"> ▪ RRLUS does consider Rural Living. Assessment indicates that adequate supply of land within the Rural Living Zone is currently available and no recommendations for further application of the zone are required at a regional scale. 	5
Also Shep & Campaspe	Coomes Consulting Group. 144 Welsford Street, Shepparton.	<ul style="list-style-type: none"> ▪ Rural Living Zone forms part of the suite of rural zones and should be considered in the RRLUS. ▪ Intent of the strategy is supported however, recommended application of the farm zone schedules are inappropriate in some locations and should be considered for either RAZ or RLZ. Specifically: Around Kialla in Greater Shepparton & Koonoomoo in Moira. ▪ Restrictions of dwellings needs consideration around workers accommodation needs on farm and 'genuine' replacement dwellings. 	<ul style="list-style-type: none"> ▪ RRLUS does consider Rural Living. Assessment indicates that adequate supply of land within the Rural Living Zone is currently available and no recommendations for further application of the zone are required at a regional scale. ▪ Areas highlighted should be considered for their potential to cater for Rural Living within the broader assessment of a Housing Strategy. ▪ The application for dwellings will fundamentally be performance based. While dwellings are discouraged in both the Farming 2 Zone and the Farming 1 Zone, evidence of links to viable farm enterprise and maintenance/upgrades to dwellings may be possible. 	6

	Submitter	Key Issues	Response	
Shire of Campaspe				
	Adrian Weston PO Box 162, Rushworth.	<ul style="list-style-type: none"> ▪ Communication strategy is deliberate tactic to push the RRLUS changes through. ▪ RRLUS is based on out of data and does not consider climate change or environmentally sustainable forms of farming. ▪ Farm size is not related to viability, profit is the key measure of viability not turnover. ▪ Dwellings meeting a standard for compliance should be allowed on any size parcel. ▪ No new subdivision should be allowed in the Farming Zone. ▪ Farming enterprises need to increase in size but this occurs at the detriment to the farm and environment. ▪ Proposed changes will mean less people live in the rural environment at the cost to town economies. ▪ Basing planning decisions on past trends may not be valid as climate and water will be the key factors related to farm viability. ▪ Encouraging diversity and more people into the rural landscape is a better alternative to corporate farming. ▪ Detailed consultation prior to implementation of changes is required that includes a mailout to land owners. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ Previously unavailable data is now available and has been included in the Final Draft. The impacts of climate change and sustainable forms of farming are key considerations for all farmers. The RRLUS seeks to provide flexibility for farming enterprises through limiting the introduction of non-agricultural activities and maintaining areas of ecological diversity. ▪ The ability to expand enterprises is not always linked to size. The RRLUS seeks to provide a land use planning mechanism that allows enterprise to be more viable through increasing scale, operational efficiencies and increased productivity, largely through limiting non-agricultural activity and ensuring adequate sized lots for agriculture. ▪ The RRLUS seeks to limit dwellings in Agricultural areas to protect the regions agricultural base and ensure the long term productive capacity of the land. ▪ The Planning Scheme Amendment phase will include opportunity for consultation and further input on detailed recommendations prior to any modifications to the three planning schemes. 	7

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	Submitter	Key Issues	Response	
	<p>Advanced Environmental Systems Pty. Ltd. 33 High Street, Echuca.</p>	<ul style="list-style-type: none"> ▪ Consideration of identifying potential industries that will change over time and as a result of climate change should be further articulated in the RRLUS. ▪ Environmental parameters require further consideration including: Fire – reduction of irrigated areas and other high risk areas should be considered. ▪ Wind – Wind influences land use with respect to odour, dust and noise. ▪ Buffers and possible habitat corridors could provide a form of carbon sinks constituting a new land use. ▪ Energy production, principally solar is not considered as a rural activity within the Strategy. ▪ Management of noise needs improved statutory planning controls to ensure that rural living areas are not adversely impacted on by irrigation pumps, industry processing, truck traffic, roosters, barking dogs and motor bikes or other noisy vehicles. 	<ul style="list-style-type: none"> ▪ The RRLUS seeks to strategically align land for agriculture with existing policy and to ensure land is available for movements in agricultural markets and associated industries. ▪ The environmental parameters raised, including fire, wind, necessary attenuations and other onsite management controls are considerations relevant at the application for planning permit level. The RRLUS seeks to ensure that appropriate land is available and inappropriate non agricultural land uses are minimised to encourage best management practice that can be managed within property boundaries and minimise land use conflicts. 	8
	<p>Carl Brown Colbinabbin</p>	<ul style="list-style-type: none"> ▪ Agricultural land needs protection from subdivision and this is well overdue. ▪ Farmers require greater protection to ensure they can sustainably manage their properties. ▪ Agree that the concepts of growth consolidation and niche will support Agriculture in the long term. However, concerned about horticulture remaining competitive when competing in a global market. ▪ Investment on farm particularly with respect to native vegetation and rehabilitation/offsets require higher regard by government. 	<ul style="list-style-type: none"> ▪ General acceptance of RRLUS. ▪ Land use planning cannot predict the detailed changes and modifications within global markets. The RRLUS seeks to provide agricultural land that ensures flexibility for future enterprises. ▪ The RRLUS seek to provide a consistent approach to the management of native vegetation. There are numerous mechanisms developing for the management of native vegetation on private land that are outside the scope of the RRLUS. 	9

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	Submitter	Key Issues	Response	
	PJ & JA Candy 165 Young Road, Torrumbarry	<ul style="list-style-type: none"> ▪ Understand the strategy and its intent to secure the agricultural future of the region. ▪ Suggests that the area in and around Torrumbarry is defined by major highways and rural roads that dissect operational farms. Coupled with this, land values for lifestyle properties is driving prices to a point that become no longer viable for farm pursuits. ▪ The range of off farm incomes drive the Torrumbarry community and existing tourism businesses, a number of 'rural' residential properties and conservation values suggest that north of the Murray Valley Highway, between the Torrumbarry Weir Road and the Torrumbarry Weir should be rezoned to RAZ. 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway is recommended for Rural Activity Zone. It is considered this is the most appropriate zoning given the availability of land currently zoned Rural Living. In addition RAZ recognises the range of uses from existing agriculture through to Tourism activities. 	10
Also Moira & Shep	Chris Smith & Associates 11 Edward Street, Shepparton. Gary Steigenberger	<ul style="list-style-type: none"> ▪ Proposed zone mapping lacks detail for a thorough consultation process ▪ F1Z is applied too extensively. ▪ Failure to recognise established horticultural areas such as Shepparton East. ▪ Agricultural Business within the F3Z must be allowed to operate outside conventional working hours. 	<ul style="list-style-type: none"> ▪ Strategic intent of the RRLUS is the primary focus of the public display period. Further opportunities for consultation including more detailed mapping will form part of the Planning Scheme Amendment Process. ▪ The recommended broad application of F1Z reflects the value of the agricultural commodities and primary land use throughout the region. ▪ Shepparton East has been recommended for F2Z in recognition of the consolidation being undertaken by Horticulturalists and the significant investment being undertaken by Goulburn Murray Water. ▪ The Niche farming Zone is fundamentally for the pursuit of agriculture. The recognition that some houses may occur and the activities are likely to be within a niche market reflect the limitations that lot size may have on the ability to undertake activities requiring large areas of attenuation. 	
	Consulting Surveyors of Victoria. Suite 204, 21 Bedford Street, North Melbourne.	<ul style="list-style-type: none"> ▪ Concern regarding process of consultation now the draft has been prepared. Further consultation is required to ensure recommendations can be duly considered by the affected landowners. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. 	11

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	Submitter	Key Issues	Response	
	<p>Ron & Ronda Crossman. 292 Bail Road, Torrumbarry.</p>	<ul style="list-style-type: none"> ▪ It is difficult to meet the expectations of growth outlined in the strategy as farmers compete with rural lifestyle buyers. ▪ Agricultural land needs protection through further water storage infrastructure. ▪ Succession measures for farming is required to ensure young farmers can enter the industry and parents or previous landowners can retire. ▪ Conservation measures that restrict access to the Murray river may impact on the long term viability of Torrumbarry to Gunbower. Tourism access to the Murray River will be increasingly met through private access, accommodation and other activities. 	<ul style="list-style-type: none"> ▪ Area surrounding Bail Road is proposed for Farming 2 Zone (Consolidation), this will ensure limitation of non-agricultural uses including dwellings and limit competition with rural lifestyle buyers. ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities. 	12
	<p>Duncan Rodrick Girgarre</p>	<ul style="list-style-type: none"> ▪ Not enough awareness regarding the RRLUS for the purposes of meaningful consultation. ▪ Generally agree with the intent of the strategy. Concern regarding recommendation for 'no excisions' and suggest that a process that allows 'excision' provided larger titles are amalgamated and no new dwelling is permitted. ▪ Recommends that rural lifestyle zones should be used to buffer farm activities around settlements. ▪ Tourism and farming activities should be allowed to proceed provided they do not impact on neighbours and managed within the extent of their own property. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ While the RRLUS restricts 'excisions', other subdivision mechanisms can be utilised to re-subdivide or undertake a boundary realignment to ensure consolidation of agricultural land and if required removal of existing dwellings. This is the case for land recommended for Farming 2 Zone such as land between Girgarre and Stanhope. 	13

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	Submitter	Key Issues	Response	
Also Shep	Dawson Planning Services 44 Anderson Street, Avenel.	<ul style="list-style-type: none"> ▪ Concerned over the limited timeframe for consultation. ▪ Believes the proposed planning controls proposed are overworked and are counterproductive. Most subdivision and consolidation has resulted through market pressures with zoning playing an insignificant role through this market driven process. ▪ Existing suite of rural zones in their current form provide adequate protection, provided both applicants and Councils understand the intent of protecting agriculture. ▪ Recommend that focussing on the performance of Rural Living Zone would do more for the protection of agriculture. ▪ The planning authorities key function is to protect agricultural land from non-agricultural use, not to step into the process of agriculture. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ Existing Planning controls, despite their apparent strength of policy and controls are not proving adequate in protecting agricultural land. The recommended controls include modifications to the State Planning Policy Framework and necessary measures with additional Farming Zone Schedules to ensure productive agricultural land is not fettered through in appropriate development. 	14
	Echuca & District Branch Bird Obs. & Conservation Australia 11 Hillview Avenue Moama	<ul style="list-style-type: none"> ▪ Grasslands on Patho Plain require higher level of protection – increase penalties to avoid ploughing (VPO) ▪ Need to protect indigenous roadside and railside and riverside vegetation ▪ No new housing in natural depressions(6.1.4) ▪ Whole farm plans should reference the document ‘How Much Habitat is Enough’ and ensure ecological outcomes with infrastructure such as dams. 	<ul style="list-style-type: none"> ▪ The level of protection of for the Pathos Plains has been recognised in the RRLUS. Following advice from DSE and reassessment, it is proposed to use an ESO to ensure an equitable approach to the protection of areas of significant grassland areas. ▪ The recommendation to utilise both EVC and Biodiversity Action Planning Mapping as a basis for the application of VPO’s will include identified areas of native vegetation within roadsides. ▪ The recommendations associated with site specific assessment will be addressed through the planning permit process. Planning Permits will be required to meet the objectives of proposed modifications to the Local Planning Policies. ▪ Whole Farm Planning is an important component for the management of a range of assets across a farm and can assist with the assessment of applications within rural areas. 	15

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	Submitter	Key Issues	Response	
	Greg Callaway 150 Sexton Rd Torrumbarry	<ul style="list-style-type: none"> ▪ Agree in principle ▪ Allow smaller blocks - marginal farms those not large enough to live off but too big to be residential- must be able to diversify, subdivide & encourage boutique farming, tourism – more viable endeavours. Smaller sustainable agriculture, permaculture ▪ Rural Activity Zone needs to extend to the weir ▪ Support non-agricultural uses ▪ Farms need to be able to expand ▪ River is big tourist attraction- large influx of people & funds – however no infrastructure and overload use on used areas 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities. ▪ A fundamental intent of the RRLUS is to encourage the consolidation and expansion of farming properties through the limitation of non-agricultural uses on farming land. 	16
	Glenn Thompson OBO – Wyuna Landcare Group 974 Finlay Rd Kyabram Vic 3620	<ul style="list-style-type: none"> ▪ Appropriate use / disposal of dairy effluent & reduce offensive odours – especially with lot feeding. Need planning regulations and policing of permits ▪ On sale of properties new owners should have a Whole Farm Plan ▪ Encouraging large farming operations has community impact – less permanent employees – more itinerant resulting in loss of community services ▪ Agree to protect Agricultural activities and keeping rural areas productive ▪ If lots too large people discouraged from adapting current activity to alternative option 	<ul style="list-style-type: none"> ▪ A fundamental intent of the RRLUS is to encourage the consolidation and expansion of farming properties through the limitation of non-agricultural uses on farming land. This strategy is based on the intention to provide for greater productivity but also to manage necessary attenuation distances. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. The impacts on the key agricultural sector that is the foundation for the region can therefore limit the opportunities for regional economies and townships to prosper and attract more services. 	17

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	Submitter	Key Issues	Response	
Also Shep	Goulburn Broken CMA W J O'Kane – CEO P O Box 1752 Shepparton Vic 3632	<ul style="list-style-type: none"> ▪ Supportive of RRLUS ▪ Support 4 key drivers - Add 5th driver which acknowledges the contribution of the regions natural resource assets and ecosystem services which contribute to the productivity and sustainability of the region ▪ Protect agricultural land from continued fragmentation ▪ Surface water (drainage) management should be recognised in its own right – protecting biodiversity – this should be enunciated ▪ Use RCZ more widely for areas identified with significant remnant vegetation. ▪ Share data from biodiversity Action Planning mapping to use as basis for land use zoning/overlay controls ▪ Section 6.2 review wording and policy in each Councils LPPF to be consistent. ▪ Use Flood Overlay controls in Niche FZ3 along Campaspe River upstream of Echuca to be consistent with COGS & Moira. ▪ GB CMA be involved in physical mapping and application of FLSIO,SMA,VPO,ESO,SLO 	<ul style="list-style-type: none"> ▪ Agree with the fifth driver. Acknowledgement within the RRLUS. ▪ Recognition of data made available for additional EVC Mapping has been made in the RRLUS. It is recommended that this informs the application of RCZ, ESO and VPO. ▪ Further assessment regarding the application of Rural Conservation Zone will be completed during the Planning Scheme Amendment Phase. ▪ It is recommended that the application of RCZ as a flood overlay measure is refined to ensure a consistent approach to the management of land subject to flooding. The RRLUS recommends the application of the Floodway Overlay be applied throughout Campaspe to replace the current application of RCZ. 	18
	Isis Planning OBO Jack Vinnicombe P O Box 868 Echuca Vic 3564	<ul style="list-style-type: none"> ▪ Decision in July now at odds with direction of RRLUS – more detail for the proposed RAZ is needed for implications to client. 	<ul style="list-style-type: none"> ▪ The RRLUS recommends subject property is contained within the proposed area of Rural Activity Zone between Echuca and Torrumbarry. ▪ During development of the Planning Scheme Amendment phase, further detail regarding the application and specific schedules to the Rural Activity Zone will be prepared. This process enables further opportunities for consultation. 	19
	John Bailey & George Lai P O Box 2018 Kent Town S. Aust 5067	<ul style="list-style-type: none"> ▪ A large no of properties no longer engaged in 'traditional farming' activities- no longer viable because of insufficient water and size ▪ Look further at existing land uses to determine boundaries of proposed changes ▪ Torrumbarry area more Rural Activity Zone allowing lifestyle and tourism 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities. 	20

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	Submitter	Key Issues	Response	
	Mr Hugh Nihill 45 Ferguson Rd Tatura Vic 3616	<ul style="list-style-type: none"> ▪ Property 500 meters north of Rushworth Township– 5 titles Currently Farming Zone ▪ Valuable for landscape and rural amenity and tourism ▪ Allow construction of residential dwellings that do not exceed the minimum lot size 	<ul style="list-style-type: none"> ▪ There are significant conservation values surrounding Rushworth that have been identified through both the EVC Mapping and BAP process. As a result areas surrounding Rushworth have been identified for RCZ which would ensure landscape values and amenity will be maintained with opportunities for appropriate dwellings. ▪ The RRLUS seeks to limit dwellings in Agricultural areas to protect the regions agricultural base and ensure the long term productive capacity of the land. The application for dwellings will fundamentally be performance based. While dwellings are discouraged in both the Farming 2 Zone and the Farming 1 Zone, evidence of links to viable farm enterprise and maintenance/upgrades to dwellings may be possible. 	21
	James Nihill 49 Gowrie St Tatura Vic 3616	<ul style="list-style-type: none"> ▪ Lives rural lifestyle ▪ Element 4 – in doubt because of lack of water ▪ Element 3 – consider diversification which has big influence on economy and liveability exp. Close to towns ▪ Protect good agricultural land from fragmentation ▪ Support concepts of G,C & N but also lifestyle allotments in certain areas ▪ Industries are deregulating but RRLUS supports more regulation ▪ Supports rezoning to Rural Residential Living close to Rushworth – RRLUS needs flexibility 	<ul style="list-style-type: none"> ▪ The RRLUS seeks to provide agricultural land that ensures flexibility for future enterprises. ▪ There are significant conservation values surrounding Rushworth that have been identified through both the EVC Mapping and BAP process. As a result areas surrounding Rushworth have been identified for RCZ which would ensure landscape values and amenity will be maintained with opportunities for appropriate dwellings. 	22
	James Nihill 49 Gowrie St Tatura Vic 3616	<ul style="list-style-type: none"> ▪ Land close to Rushworth zoned Rural 20 hectares – 5 titles – semi cleared, poor ground, no topsoil ▪ Land better suited to Rural Living – already small lots – allows community to grow – new people in area ▪ RRLUS – lacks flexibility – maps are not clear Councillors should be involved 	<ul style="list-style-type: none"> ▪ The RRLUS seeks to provide agricultural land that ensures flexibility for future enterprises. ▪ There are significant conservation values surrounding Rushworth that have been identified through both the EVC Mapping and BAP process. As a result areas surrounding Rushworth have been identified for RCZ which would ensure landscape values and amenity will be maintained with opportunities for appropriate dwellings. 	23

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	Submitter	Key Issues	Response	
	K & E Hart ‘Yallum Vale’ Simmie Rd Echuca Village Vic 3564	<ul style="list-style-type: none"> ▪ Lack of community consultation ▪ Opposes increased minimum lot size 10 100 hectares for subdivision and building in rural area ▪ Few lots of this area ▪ Retain ability to subdivide house to allow farmers to purchase additional land for production (without the house) 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ While the RRLUS restricts ‘excisions’, other subdivision mechanisms can be utilised to re-subdivide or undertake a boundary realignment to ensure consolidation of agricultural land and if required removal of existing dwellings. 	24
	Mark Langenbacher Planright	<ul style="list-style-type: none"> ▪ Ability for house excision or re-subdivision in Farming 2 zone to enable farmers to buy the balance of the land without price of dwelling – even if under minimum lot size ▪ Niche Zone – house excision Ok if balance is for expansion of agriculture ▪ No new dwelling in growth and consolidation zone – restrictive e.g. purchase 250ha but not be able to build dwelling ▪ RRLUS geared to large corporations – need to support smaller family operated farms 	<ul style="list-style-type: none"> ▪ While the RRLUS restricts ‘excisions’, other subdivision mechanisms can be utilised to re-subdivide or undertake a boundary realignment to ensure consolidation of agricultural land and if required removal of existing dwellings. ▪ The application for dwellings will fundamentally be performance based. While dwellings are discouraged in both the Farming 2 Zone and the Farming 1 Zone, evidence of links to viable farm enterprise and maintenance/upgrades to dwellings may be possible. ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. 	25
	Mark McPherson 156 Sexton Rd Torrumbarry	<ul style="list-style-type: none"> ▪ Rural Lifestyle ▪ Agrees 4 elements ▪ Protect agricultural land – save farming 	<ul style="list-style-type: none"> ▪ Submission supports the RRLUS. 	26

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	Submitter	Key Issues	Response	
	Cr Marion Riley P O Box 169 Rushworth Vic 3612	<ul style="list-style-type: none"> ▪ RRLUS's 4 key elements - fails to acknowledge the dryland agricultural sector ▪ Prime Development Zones Final Report purports to address issues in GB CMA region but ignores Campaspe dryland region ▪ Discrepancies between RRLUS report and Prime Development Zones Final Report – especially Total farm gate gross value of production by Industry ▪ Foodbowl Modernisation project will not succeed if RRLUS is not effectively adopted & implemented as it provides the planning tools for the 'package of reforms' associated with Foodbowl Modernisation ▪ RRLUS suggest more land capability data not required...vs Interim controls for lot sizes 250ha has no appropriate land capability data ▪ Map in App E Map 1 compiled by GM Water based on old data ▪ No reference to consultation with DPI as required in SPPF ▪ RRLUS does not recognize Heathcote Wine Regions ▪ Conflict in report 2006 Census not available & then available ▪ Declining rural and small town populations – other research argues against this ▪ Reference to specific land areas. Campaspe PS maps do not reflect current land use – critical to accurately determine future land use – Query on detail of Map 6 ▪ Agriculture requires definition – productive agricultural land- end result FOOD ? ▪ No – to growth and consolidation – limit opportunities- devalue land, reduce rate base, restrict Shires economic potential especially with no Settlement strategies for towns within Campaspe ▪ Yes – Niche ▪ Remove lot sizes – assess based on Land capability, business plan, Environmental Management Plan ▪ Buffer zones around small towns 	<ul style="list-style-type: none"> ▪ Application of the principles applied and strategic direction of the RRLUS is relevant to both dryland and irrigation land. ▪ The Prime Development Zones have been incorporated into all areas proposed Farming 1 Zone. ▪ Previously unavailable data is now available and has been included in the Final Draft. This includes updates regarding the last commodity information from the ABS 2006 data. ▪ More detailed land capability data is not required to verify the suitability of various dryland farming activities in the farming zones specified in this land use strategy. The RRLUS seeks to provide a land use planning mechanism that allows enterprise to be more viable through increasing scale, operational efficiencies and increased productivity, largely through limiting non-agricultural activity and ensuring adequate sized lots for agriculture. ▪ Appendix E – Map 1 is focussed on soils data which has been established and fundamentally will not be subject to change. ▪ Consultation activities as detailed in Section 8.2.2 of the report included relevant State Government agencies including the DSE, DPCD, RDV and DPI. ▪ Strategic intent of the RRLUS is the primary focus of the public display period including the detail or proposed land use mapping. Further opportunities for consultation including more detailed mapping will form part of the Planning Scheme Amendment Process. ▪ The definition of agriculture is not limited to food. The Victorian Planning Provisions define agriculture as: <i>Land used to a) propagate, cultivate or harvest plants, including cereals, flowers, fruit, seeds, trees, turf, and vegetables; b) keep, breed, board, or train animals, including live-stock, and birds; or c) propagate, cultivate, rear, or harvest living resources of the sea or inland waters.</i> ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. The impacts on the key agricultural sector that is the foundation for the region can therefore limit the opportunities for regional economies and townships to prosper and attract more services. 	27

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	Submitter	Key Issues	Response	
	Cr Marion Riley P O Box 169 Rushworth Vic 3612	<ul style="list-style-type: none"> ▪ Land capability data does exist outside Prime Development Zone and irrigation districts ▪ Current farming practices are not aligned with map groupings based on old data Fig AD1 & AD12 ▪ Map AD13 –excludes Heathcote wine region and land south of Bendigo Murchison Rd that is suitable as Prime Development Zone and viticulture north of Corop ▪ Maps without roads – cannot locate various areas – other comments on mapping clarification ▪ Unclear mapping 	<ul style="list-style-type: none"> ▪ More detailed land capability data is not required to verify the suitability of various dryland farming activities in the farming zones specified in this land use strategy. The RRLUS seeks to provide a land use planning mechanism that allows enterprise to be more viable through increasing scale, operational efficiencies and increased productivity, largely through limiting non-agricultural activity and ensuring adequate sized lots for agriculture. ▪ Soils suitability data for irrigation soils data which has been established and fundamentally will not be subject to change. ▪ Strategic intent of the RRLUS is the primary focus of the public display period. Further opportunities for consultation including more detailed mapping will form part of the Planning Scheme Amendment Process. 	28
	Neil Repacholi Chairman Campaspe Drought Social Recovery Committee	<ul style="list-style-type: none"> ▪ Federal Govt exit package requires entire property sale, however neighbours only want land not house – allow subdivision if land sold to neighbouring properties ▪ Retains community infrastructure 	<ul style="list-style-type: none"> ▪ While the RRLUS restricts ‘excisions’, other subdivision mechanisms can be utilised to re-subdivide or undertake a boundary realignment to ensure consolidation of agricultural land and if required removal of existing dwellings. 	29
	Not given	<ul style="list-style-type: none"> ▪ Live in rural area ▪ Grazing and rural lifestyle ▪ Yes support 4 Key elements ▪ Yes protect agricultural land – separate areas for cropping, fruit, dairy, river frontage homes 	<ul style="list-style-type: none"> ▪ Submission supports the RRLUS. 	30
	Not given	<ul style="list-style-type: none"> ▪ Live in rural area ▪ Grazing ▪ No to further more land for irrigation ▪ Don’t agree with splitting viable farms into smaller blocks ▪ Blocks smaller than 50 acres should be granted building permit for dwelling 	<ul style="list-style-type: none"> ▪ The application for dwellings will fundamentally be performance based. While dwellings are discouraged in both the Farming 2 Zone and the Farming 1 Zone, evidence of links to viable farm enterprise and maintenance/upgrades to dwellings may be possible subject to a planning permit. 	31

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	Submitter	Key Issues	Response	
	Paul Crossman & Barbro Hoh-Crossman 111 Farley Rd Echuca Vic 3564	<ul style="list-style-type: none"> ▪ Live in rural area ▪ Crops, fodder for local dairy farmers ▪ Agree 4 elements ▪ Land designated for agriculture – right to farm ▪ Rules regarding chemical use, assistance with soil testing & improvement consultations ▪ Nominated areas for small farming & living to keep balanced population for on-farm employment and country living ▪ Cannot expand farm between Murray River and Murray Valley Hwy – lack of land & high prices close to river therefore divide off lifestyle blocks and invest South of MV Hwy to expand farm activity 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities. 	32
	Mr P McGaw 343 Bail Rd Torrumbarry Vic 3562	<ul style="list-style-type: none"> ▪ Live in rural area ▪ Rural lifestyle ▪ Agree 4 elements if complimentary to tourism & lifestyle choices ▪ Larger landholding would accentuate the harm to land and environment and injurious to community ▪ Protect agricultural land but not obstruction by farming interests of all other enterprises ▪ Small number of large holdings in this area – smaller ones not viable to expand – Rural Activities Zone best suits ▪ To increase productivity - Better farm use to be sustainable – no more pig farming, or dairy effluent into water systems, lot feeding too close to habitation, control of farm poisons. – more controls ▪ Extend Rural Activities Zone to Patho ▪ If forest extends then plan for tourism to remain viable ▪ More people in the community – secures services – diversity of population ▪ Establish Torrumbarry as satellite to Echuca with rural lifestyle 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities linked with forest. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. The impacts on the key agricultural sector that is the foundation for the region can therefore limit the opportunities for regional economies and townships to prosper and attract more services. 	33

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	Submitter	Key Issues	Response	
	Rodger Kemp 221 Cornella Rd Toolleen	<ul style="list-style-type: none"> ▪ Lives in rural area ▪ Cropping , grazing ▪ Agree 4 elements ▪ Best agricultural land does not need protection as long as restrictions on subdividing it, then it will be worth more for agriculture than for lifestyle ▪ Minimum lots in dryland area might be too big as many landowners with smaller lots ▪ Concepts support agriculture as it would make it more viable to buy adjoining land and not have to compete with hobby farmers ▪ Prevent agricultural land being used for rural living. Use areas of poor quality and unviable for agriculture. Therefore people wanting to live in rural areas with small block not having to buy viable farmland on small titles (suggested areas) 	<ul style="list-style-type: none"> ▪ The introduction of the RRLUS will not significantly impact on existing small lots for use in farming areas. However, the increased minimum lot size will trigger the need for assessment of a planning permit. ▪ The introduction of smaller properties within the rural landscape can lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. 	34

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	Submitter	Key Issues	Response	
	Simone Fletcher-Wells 1188 Middle Rd Rushworth	<ul style="list-style-type: none"> ▪ Live in rural area ▪ Mixed farming ▪ Element 1 – without water – Australia’s productive food bowl may not be true in the future ▪ Element 2 – production and workforce decreasing due to reduced raw materials. Contrary to milk processing – section 4.2.1 – based on outdated information ▪ Element 4 –unlikely new areas will open up or expansion occur unless a shift in climatic conditions – unreliable water supply ▪ Protection from vermin, weeds & dogs already in place. Threats to farming enterprises from non-farming enterprises- need buffer zones. This would not work for excised properties – too small ▪ No – do not support concepts of G C & N – doesn’t support free trade & growth not only mechanism to achieve viable enterprise ▪ Growth – disagree with min lot size being increased, disagree no new dwellings required ▪ Consolidation – disagree excision allowable – no allowance for buffers <p>Also consider: <u>Social impact</u> – larger commercial farming – reduces population, source goods other than local, reduces viability of small towns, impacts succession planning- where no new dwelling allowed – protect family farms not corporate style farms <u>Free trade</u> – increased minimum lot size suppresses commercial value of land – removes competition <u>Excision & amenity</u> Incentives/assistance to amalgamate titles, demolish unnecessary houses, negotiate life tenancy of existing house</p> <ul style="list-style-type: none"> ▪ Basis determining farming viability uses incorrect data – profit or taxable income better than turnover ▪ RRLUS assumes water availability ▪ Poor communication about RRLUS resulted in poor attendance – information bulletin #2 did not notify implications of recommendations for rural zones ▪ Needs to refer to 2006 data ▪ RRLUS need to identify wildlife corridors & incorporate appropriate zoning 	<ul style="list-style-type: none"> ▪ The fundamental mid term future of the region will be based on agriculture in the form of existing conventional industries and emerging enterprises. ▪ Recent data updates indicate that while some areas of agriculture have seen smaller enterprises leaving the sector, growth and economic output has increased. In addition significant growth in other commodities such as eggs has occurred. ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. The impacts on the key agricultural sector that is the foundation for the region can therefore limit the opportunities for regional economies and townships to prosper and attract more services. ▪ While the RRLUS restricts ‘excisions’, other subdivision mechanisms can be utilised to re-subdivide or undertake a boundary realignment to ensure consolidation of agricultural land and if required removal of existing dwellings. ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ Previously unavailable data is now available and has been included in the Final Draft. This includes recently released 2006 Census commodities updates. ▪ The recommendation to utilise both EVC and Biodiversity Action Planning Mapping as a basis for the application of VPO’s will include identified areas of native vegetation within roadsides. 	35

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	Submitter	Key Issues	Response	
	William (Bill) Marshall CEO Aspen Communities	<p>Aspen Group – has caravan and park homes.</p> <ul style="list-style-type: none"> ▪ Potential retirement village in Pianta Rd – assessable to Murray River – new zone may preclude this - as not tourist based – would like to discuss 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities linked with forest. ▪ Opportunities for further consultation and detailed site specific consideration will be available during the Planning Scheme Amendment process. 	36
	Emma Fishburn 505 Headworks Rd Torrumbarry	<ul style="list-style-type: none"> ▪ Lives in rural area ▪ Cropping grazing and rural lifestyle ▪ Doesn't dispute intended premise of elements 1 & 2 ▪ Element 3 – ours is a diverse and inter-dependent community ▪ Element 4 – don't agree – current water management would contradict this ▪ Protect Agricultural land? – achieved with responsible management of zoning and good governance – not from line drawn on map- needs case by case assessment – flexible – what's viable and realistic from informed approach to community & demographic issues ▪ Support Growth, Consolidation & Niche? – Somewhat ambivalent ▪ Do the concepts in the RRULS support Agriculture – Not necessarily. ▪ Model based on premise that size of the holding determines viability of enterprise- however current practices are becoming unsustainable ▪ Current weather patterns may frustrate desired effects of the plan ▪ Better support and growth achieved by mixing areas through the geographic region rather than Niche areas vs Bigger the Better areas – one area may thrive the other hard hit as in drought ▪ Torrumbarry area – allow subdivide – medium & large lots to meet demand for lifestyle & niche & boutique industries 	<ul style="list-style-type: none"> ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. The impacts on the key agricultural sector that is the foundation for the region can therefore limit the opportunities for regional economies and townships to prosper and attract more services. ▪ The ability to expand enterprises is not always linked to size. The RRLUS seeks to provide a land use planning mechanism that allows enterprise to be more viable through increasing scale, operational efficiencies and increased productivity, largely through limiting non-agricultural activity and ensuring adequate sized lots for agriculture. ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities linked with forest. ▪ The Planning Scheme Amendment phase will include opportunity for consultation and further input on detailed recommendations prior to any modifications to the three planning schemes. 	37

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	Submitter	Key Issues	Response	
	Carolyn Fraser Rushworth	<ul style="list-style-type: none"> ▪ Has Whole Farm Plan for 49H site – would require permit for dwelling ▪ Size is viable for purpose – tree planting and revegetation ▪ Present criteria of 40Ha should be retained 	<ul style="list-style-type: none"> ▪ The application for dwellings will fundamentally be performance based. While dwellings are discouraged in both the Farming 2 Zone and the Farming 1 Zone, evidence of links to viable farm enterprise and maintenance/upgrades to dwellings may be possible. 	38
	Peter Home Rushworth	<ul style="list-style-type: none"> ▪ Manages land Rushworth – cropping grazing ▪ 4 elements? – Outdated figures 2001 – production dropping, (partially agree 3 & 4) – not to accommodate large or corporate farms at expense of 40H and family farms ▪ Protect Agricultural land from small house lots of hectare being excised from viable areas ▪ 40ha minimum – genuine farming ▪ Support Growth, Consolidation & Niche ? – No ▪ Under RRLUS large inefficient farms could not be downsized and built on for efficient & developed area ▪ RRLUS let free market control land size ▪ No to small lot for house and nothing else ▪ Impact on land values – existing smaller blocks with house would increase in value but similar block would not get permit and thus deplete value ▪ Retiring – want to sell part and retain 2 allotments -160 & 120 acres for children for building and living – farming more intensively ▪ Should not use land size as criteria for dwelling building permit ▪ Large does not mean viable –examples of between 2 - 80 acres in Macintosh Rd – adding to community and shire 	<ul style="list-style-type: none"> ▪ Previously unavailable data is now available and has been included in the Final Draft. ▪ The ability to expand enterprises is not always linked to size. The RRLUS seeks to provide a land use planning mechanism that allows enterprise to be more viable through increasing scale, operational efficiencies and increased productivity, largely through limiting non-agricultural activity and ensuring adequate sized lots for agriculture. ▪ The RRLUS seeks to limit dwellings in Agricultural areas to protect the regions agricultural base and ensure the long term productive capacity of the land. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. 	39

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	Submitter	Key Issues	Response	
	<p>Ron Brooks Hannasky Rd Echuca</p>	<ul style="list-style-type: none"> ▪ Lives in rural area ▪ Dairying, grazing, fodder crops ▪ Agree 4 elements? – yes but all in question because of lack of water and rising costs – lose of confidence ▪ Irrigation must service every viable farm ▪ Protect agricultural land? – neighbours buying adjoining property do not want house but seller cannot subdivide ▪ Easements & reserves – weed & vermin infested ▪ Review native veg rules – not a flat rule – lowest denominator ▪ Encourage green offsets where possible ▪ New Echuca bridge not to go Midwest – chaos along Warren St & High St ▪ 113ha with 190mg water – buyer cannot build house as 4 house blocks excised over last 15 yrs – how would RRLUS deal with this? ▪ Investigate hydro power at Torrumbarry ▪ Shire to bitumen roads and keep dust of pasture – problem for stock ▪ Better consultation between landowners and council 	<ul style="list-style-type: none"> ▪ The fundamental mid term future of the region will be based on agriculture in the form of existing conventional industries and emerging enterprises. ▪ The alignment of the RRLUS with water reform recommends land use planning policy to ensure that access to water infrastructure is more easily achieved through agricultural land that is not fettered through in appropriate non-agricultural land use. ▪ The RRLUS seek to provide a consistent approach to the management of native vegetation. There are numerous mechanisms developing for the management of native vegetation on private land that are outside the scope of the RRLUS. ▪ Where a small lot exists without a dwelling, the strategy recommends to consolidate this land with adjacent properties. Existing Houses located on small lots will require planning permit for significant alterations or new dwellings. ▪ Further opportunities for consultation including more detailed mapping will form part of the Planning Scheme Amendment Process. 	40
	<p>Paul McKenzie Sustainability Executive Manager Campaspe Shire</p>	<ul style="list-style-type: none"> ▪ Proposed zones- proactive method to avoid conflicts of residential development and agricultural growth & change ▪ Support section 6.1- importance of northern grasslands with VPO ▪ Support 6.1.4 Flooding – RCZ in floodway overlay- discourage farming 	<ul style="list-style-type: none"> ▪ General support. ▪ The recommendation to utilise both EVC and Biodiversity Action Planning Mapping as a basis for the application of VPO's will include identified areas of native vegetation within roadsides. ▪ Recognition of data made available for additional EVC Mapping has been made in the RRLUS. It is recommended that this informs the application of RCZ, ESO and VPO. ▪ It is considered that a consistent application of the Floodway Overlay should be the basis for limiting the use of land along riparian areas. Where the RCZ has been applied in Campaspe for the purposes of recognising flooding but the primary application of the land is farming that the land should be rezoned to Farming Zone and the use of an overlay should provide necessary management regarding the risk of flooding. 	41

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	Submitter	Key Issues	Response	
	<p>Department of Sustainability and Environment Bernie Young</p>	<ul style="list-style-type: none"> ▪ Limited consultation with DSE – particularly re: Northern Plains Grasslands ▪ Biodiversity Action Planning- identify biodiversity assets and need for ground-truthing of mapping ▪ New mapping available – Ecological Vegetation Class-needs consideration for rezoning for Rural Conservation Zone – 34 priority sites – require ESO with schedule ▪ Section 4.4.1 – native vegetation should be listed & discussed in this section. ▪ Section 4.4.4 – clause 15.09 should be included in this section. ▪ Section 6.1 – should include threatened flora – dept can supply text ▪ DSE does not support BAP mapping to determine sites for protection or as tool for planning decisions. ▪ Review ratings on Map 5 Patho Plains from 'high' to 'very high' and conflicts with Map 4 ▪ Biodiversity assets in NCCMA in Campaspe Shire not mapped in BAP – dept advised what mapping to use but ignored ▪ Dept does not support any intensive animal industry that could impact on native grasslands – Northern Plains ▪ Dept suggests ESO across the Patho Plains area with DSE as referral authority ▪ Dept suggests RCZ to protect 34 highest priority native grassland sites ▪ Include Swift Parrot on list of significant fauna ▪ Moira and Shepparton to follow Campaspe where environmental role of floodway takes precedence and Dept recommends RCZ along river corridors and floodways ▪ Include areas identified for growth, consolidation and niche, rural living and rural amenity to be included in addition to Map 6 	<ul style="list-style-type: none"> ▪ Formal consultation was undertaken with the Department during preparation of the Draft RRLUS. In addition, information regarding natural assets within the Northern Plains areas was discussed with the Manager – Biodiversity, North West Region. This included consultation regarding the most appropriate measures for ensuring conservation of the significant native grassland assets in the region in conjunction with ongoing sustainable agriculture. Specifically discussion included the restrictions within the Rural Conservation Zone around intensive animal husbandry. The RRLUS seeks to recognise this through the proposed application of the Farming 1 Zone and an ESO that will recognise the significance of the Northern Grasslands. ▪ Section 4 of the report has been updated with additional information relating to native vegetation. In addition, threatened flora has been expanded within Section 6 of the RRLUS. ▪ Data availability has now been rectified. Recognition of data made available for additional EVC Mapping has been made in the RRLUS. Updates to metadata on map has been included. It is recommended that this informs the application of RCZ, ESO and VPO. ▪ The recommendation to utilise both EVC and Biodiversity Action Planning Mapping as a basis for the application of ESO and VPO and additional information from both DSE and the Catchment Management Authorities. ▪ Mapping has been updated to more accurately reflect the biodiversity status and now available EVC data. ▪ It is considered that a consistent application of the Floodway Overlay should be the basis for limiting the use of land along riparian areas. Where the RCZ has been applied in Campaspe for the purposes of recognising flooding but the primary application of the land is farming that the land should be rezoned to Farming Zone and the use of an overlay should provide necessary management regarding the risk of flooding. 	42

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	Submitter	Key Issues	Response	
	Brian Harland – Planright 1/9/08	<ul style="list-style-type: none"> ▪ Disappointed on no extension of time ▪ Community concern at lack of information and short time to discuss implications 	<ul style="list-style-type: none"> ▪ The three partner Councils are committed to the specified timeframe. ▪ The Planning Scheme Amendment phase will include opportunity for consultation and further input on detailed recommendations prior to any modifications to the three planning schemes. 	43
	Frank Oliver 493 Myola East Rd Toolleen Vic 3551	<ul style="list-style-type: none"> ▪ Key element 4 (Water Reforms) – pessimistic in view of shortage of water ▪ Yes protect agricultural land against inappropriate development and wrong activities included in State Planning Scheme as ‘Agriculture’ ▪ Does not support concepts of Growth, Consolidation & Niche ▪ ‘likely agricultural activities’ associated with Growth, Consolidation & Niche – needs more work ▪ Viticulture overlooked ▪ Environment adjacent to farming land requires consideration 	<ul style="list-style-type: none"> ▪ The RRLUS seeks to ensure that land is available and unfettered by non-agricultural activities to ensure that flexibility for a diverse range of agricultural activities can be allowed for within the Farming Zone. ▪ The diversity of the three proposed Schedules to the Farming Zone seeks to reflect the diversity of rural agricultural landscape and implement a consistent approach to rural land use planning across the region. In addition the recognition of environmental values through application of overlays and the use of the Rural Conservation Zone is encouraged to address environmental values. 	44
	Michael Wentworth	<ul style="list-style-type: none"> ▪ Owns 113 acres – current approval for 20 units and managers residence – ref Aspen Park submission ▪ Land west of Echuca and north of MV Hwy – potential for different types of lifestyle without damaging landscape ▪ Great Asset ▪ Need ‘can do’ attitude to attract people and investors or future is at risk 	<ul style="list-style-type: none"> ▪ A significant portion of land north of the Murray Valley Highway between Torrumbarry and Echuca has been proposed for Rural Activity Zone. This will assist with the provision of tourism opportunities linked with forest. 	45

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	Submitter	Key Issues	Response	
	Rex Thorley Challenge Taxation & Accounting	<ul style="list-style-type: none"> ▪ Accountant with 25 years across the Goulburn Valley, responsible for some 500 rural businesses. ▪ Suggestion that productivity is only linked to larger land sizes is only partly correct. ▪ Family farm can have greater efficiencies through less external labour demands. ▪ Rural living opportunities provide good opportunities to support rural populations. ▪ Suggests a flexibility along proposed Farming Zone Schedule boundaries to ensure equitable planning outcomes. ▪ Flexibility is required for long term plans and visions. 	<ul style="list-style-type: none"> ▪ The RRLUS advocates the position of prescribing no minimum lot and relying on a performance and policy basis for the assessment of dwellings and subdivisions in the Farming Zone. The existing planning tools provided through the Victorian Planning Provisions do not provide flexibility for this approach. ▪ The ability to expand enterprises is not always linked to size. The RRLUS seeks to provide a land use planning mechanism that allows enterprise to be more viable through increasing scale, operational efficiencies and increased productivity, largely through limiting non-agricultural activity and ensuring adequate sized lots for agriculture. ▪ Assessment indicates that adequate supply of land within the Rural Living Zone is currently available and no recommendations for further application of the zone are required at a regional scale. ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. 	46
City of Greater Shepparton				
	Peter Hill Omega Land Systems OBO – Client – unnamed 286 Anstruther St Echuca Vic 3564	<ul style="list-style-type: none"> ▪ Seeking clarification of the 'status' of clients lots 40ha or greater. Does not believe client should be restricted in developing dwellings. 	<ul style="list-style-type: none"> ▪ The proposed properties are located within the proposed Farming 1 Zone. Limitations on the new dwellings within these areas are proposed. New dwellings proposed on lots less than the specified minimum lot will be required to seek planning permission and be subject to an assessment against the strategic intent of the RRLUS. 	47

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	Submitter	Key Issues	Response	
	Michael Toll Land Management Surveys P O Box 416 Shepparton Vic 3632	<ul style="list-style-type: none"> ▪ More time requested – clear zoning maps & properties affected time to respond ▪ RRLUS indicated future is corporate farms however family farmers more able to innovate and be flexible – farms do need ancillary dwellings ▪ Social impact of reducing family farms ▪ Reduction in available water reduces value of agricultural land ▪ GMW not consulted for areas of improving water quality/quantity – cannot separate land and water – report needs to view jointly ▪ Proposed 3 new schedules to Farm Zone add complexity not simplified which was intent of VPP – only consider Rural activity and rural conservation ▪ No dwellings or subdivision will accelerate sale of water allocations – reducing property value and council rate base 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. Further opportunity for submissions and detailed assessment at the individual property level will be made available during the planning scheme amendment phase of the project. ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. The impacts on the key agricultural sector that is the foundation for the region can therefore limit the opportunities for regional economies and townships to prosper and attract more services. ▪ Existing Planning controls, despite their apparent strength of policy and controls are not proving adequate in protecting agricultural land. The recommended controls include modifications to the State Planning Policy Framework and necessary measures with additional Farming Zone Schedules to ensure productive agricultural land is not fettered through in appropriate development. 	48

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	Submitter	Key Issues	Response	
	Ray Henderson OBO RG & L Henderson IC Henderson D & P Lowe NJ & P Cook K& B Laws P & L Ryan D Cook 126 Midland Hwy Pine Lodge South 3631	<ul style="list-style-type: none"> ▪ No study in Broken Irrigation district- 50% located in COGS ▪ If piping of water to upstream of East Goulburn main channel – production will expand ▪ Need to build another dwelling on sustainable property to encourage younger people to continue family farming ▪ Gross income of \$300,000 – being viable operation – not realistic ▪ Changes will override peoples long term planning 	<ul style="list-style-type: none"> ▪ The recommended broad application of F1Z reflects the value of the agricultural commodities and primary land use throughout the region. ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. ▪ The indication of a ‘viable’ level of income is based on broad analysis by RMCG that indicates this amount is indicative of an enterprise with sufficient funds to allow for active succession planning. This is does not suggest this is the only means by which a farm can continue to operate viably. ▪ The ability to expand enterprises is not always linked to size. The RRLUS seeks to provide a land use planning mechanism that allows enterprise to be more viable through increasing scale, operational efficiencies and increased productivity, largely through limiting non-agricultural activity and ensuring adequate sized lots for agriculture. 	49
	Brian Harland - Planright	Request for more time to allow responses and clear zoning maps.	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ Strategic intent of the RRLUS is the primary focus of the public display period. Further opportunities for consultation including more detailed mapping will form part of the Planning Scheme Amendment Process and include detailed mapping. 	50

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	Submitter	Key Issues	Response	
	Dean Balkin Land Management Surveys P O Box 416 Shepparton Vic 3632	<ul style="list-style-type: none"> ▪ Hope for social considerations will be explored in RRLUS ▪ Definition of 'community' not made clear by consultants ▪ Only subjective mention of 'environmental values' no recommended further studies ▪ New council may not have same perspectives and not able to have input ▪ Schedules to Zones – moves back to time of confusion and plethora of zones ▪ Use research of RRLUS to lobby Minister to change VPP rather than 3 Councils have own uncertain path ▪ Insufficient time to comment – wrong assumptions based on Census rather than ABA & ABARE info ▪ 	<ul style="list-style-type: none"> ▪ Existing Planning controls, despite their apparent strength of policy and controls are not proving adequate in protecting agricultural land. The recommended controls include modifications to the State Planning Policy Framework and necessary measures with additional Farming Zone Schedules to ensure productive agricultural land is not fettered through in appropriate development. ▪ Data analysis includes a wide range of studies that is not solely limited to the Census data. ▪ Implementation and a governance model that provides for regularly checking and communication between Councils is recommended. The process of the RRLUS has provide the catalyst for improved communication lines between existing Council Officers and Councillors. ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. The three partner Councils are committed to the specified timeframe. 	51
	David Merrett OBO John Taylor Isis Planning P O Box 868 Echuca Vic 3564	<ul style="list-style-type: none"> ▪ Consultants need to parallel analysis to Shepparton Housing Strategy for in depth rural living analysis and defer to Shepparton Housing Strategy for precedence of the control of rural living. 	<ul style="list-style-type: none"> ▪ As recommended in the RRLUS the assessment of rural living should be undertaken through a housing or settlement strategy. The Draft Greater Shepparton Housing Strategy (GSHS) has been adopted in principle by the Council and will be on public display over October and November 2008. Important components of the proposed Development Framework include providing for appropriately located rural living and supporting the future viability of small towns through both township and rural living opportunities. 	52

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	Submitter	Key Issues	Response	
	Jeanette Powell MP Member for Shepparton district 5 Vaughan Street Shepparton Vic 3630	<ul style="list-style-type: none"> ▪ On behalf of surveyors and real estate agents - request for further time to make submissions. ▪ Requests 4 week extension. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ The three partner Councils are committed to the specified timeframe. 	53
Same as Campaspe	Goulburn Broken CMA W J O'Kane – CEO P O Box 1752 Shepparton Vic 3632	<ul style="list-style-type: none"> ▪ Supportive of RRLUS ▪ Support 4 key drivers - Add 5th driver which acknowledges the contribution of the regions natural resource assets and ecosystem services which contribute to the productivity and sustainability of the region ▪ Protect agricultural land from continued fragmentation ▪ Surface water (drainage) management should be recognised in its own right – protecting biodiversity – this should be enunciated ▪ Use RCZ more widely for areas identified with significant remnant vegetation. ▪ Share data from biodiversity Action Planning mapping to use as basis for land use zoning/overlay controls ▪ Section 6.2 review wording and policy in each Councils LPPF to be consistent. ▪ Use Flood Overlay controls in Niche FZ3 along Campaspe River upstream of Echuca to be consistent with COGS & Moira. ▪ GB CMA be involved in physical mapping and application of FLSIO,SMA,VPO,ESO,SLO 	<ul style="list-style-type: none"> ▪ Agree with the fifth driver. Acknowledgement within the RRLUS. ▪ Recognition of data made available for additional EVC Mapping has been made in the RRLUS. It is recommended that this informs the application of RCZ, ESO and VPO. ▪ Further assessment regarding the application of Rural Conservation Zone will be completed during the Planning Scheme Amendment Phase. ▪ It is recommended that the application of RCZ as a flood overlay measure is refined to ensure a consistent approach to the management of land subject to flooding. The RRLUS recommends the application of the Floodway Overlay be applied throughout Campaspe to replace the current application of RCZ. 	

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	Submitter	Key Issues	Response	
Same as Moira	Coomes Consulting P O Box 926 Shepparton Vic 3632	<ul style="list-style-type: none"> ▪ Rural Living Zone forms part of the suite of rural zones and should be considered in the RRLUS. ▪ Intent of the strategy is supported however, recommended application of the farm zone schedules are inappropriate in some locations and should be considered for either RAZ or RLZ. Specifically: Around Kialla in Greater Shepparton & Koonoomoo in Moira. ▪ Restrictions of dwellings needs consideration around workers accommodation needs on farm and 'genuine' replacement dwellings. 	<ul style="list-style-type: none"> ▪ RRLUS does consider Rural Living. Assessment indicates that adequate supply of land within the Rural Living Zone is currently available and no recommendations for further application of the zone are required at a regional scale. ▪ Areas highlighted should be considered for their potential to cater for Rural Living within the broader assessment of a Housing Strategy. ▪ The application for dwellings will fundamentally be performance based. While dwellings are discouraged in both the Farming 2 Zone and the Farming 1 Zone, evidence of links to viable farm enterprise and maintenance/upgrades to dwellings may be possible. 	
	Michael Hooper Tatura	<ul style="list-style-type: none"> ▪ Have not had time to read RRLUS ▪ Not enough advertising of changes or to make submission 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. Further opportunity for submissions and detailed assessment at the individual property level will be made available during the planning scheme amendment phase of the project. 	54

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	Submitter	Key Issues	Response	
	Dr John Lawry 6 Tarago Court Kialla 3631	<ul style="list-style-type: none"> ▪ Used to live in rural area (18 yrs) ▪ Used to have land – rural lifestyle ▪ Disjunction between documentation and explanatory material and parameters proposed for planning zones ▪ RRLUS doesn't deal with <ul style="list-style-type: none"> ○ urban-rural interface ○ implementation of strategy being fair and equal across 3 municipalities ○ the existence of non –agricultural activities that many farmers rely on ▪ Projected population growth shows main issue is finding additional land for new urban developments – possibly in rural areas with less productive capacity 	<ul style="list-style-type: none"> ▪ The RRLUS seeks to provide a detailed background for the application of three schedule to the Farming Zone and the application of the Rural Activity Zone and Rural Conservation Zone. In a number of instances the proposed application of Farming 3 Zone and the use of Rural Conservation Zone provide a transition from existing urban areas and townships to broader areas of land recommended for Farming 1 Zone. The diversity of the three proposed Schedules to the Farming Zone seeks to reflect the diversity of rural agricultural landscape and implement a consistent approach to rural land use planning across the region. ▪ As recommended in the RRLUS the assessment of rural living should be undertaken through a housing or settlement strategy. The Draft Greater Shepparton Housing Strategy (GSHS) has been adopted in principle by the Council and will be on public display over October and November 2008. Important components of the proposed Development Framework include providing for appropriately located rural living and supporting the future viability of small towns through both township and rural living opportunities. 	55

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	Submitter	Key Issues	Response	
	Bill Heath 485 Bayunga Rd Tatura	<ul style="list-style-type: none"> ▪ Lives in rural area ▪ Grazing cropping & lifestyle ▪ Many people on 50 or 100 acres were forced to purchase larger lot than required in order to gain building right. ▪ Allow smaller blocks to build dwelling – better managed land – close to towns and services, would keep dwelling away from farmland ▪ Questions importance of financial gain from ‘productive farm use’ opposed to life choices. Does one large farmer contribute more economically than 25 life choice owners? ▪ Currently has 2 blocks with right to construct dwelling – unaffordable by farming neighbours however if rezoned value would decrease – ok for neighbour but not current owner – subsidising my neighbour ▪ Smaller lots represent retirement plan of some farms ▪ Asked to consider wider good of community – however one sector of community should have detrimental outcome ▪ Abandoning minimum areas in favour of performance indicators reduces discretionary role of council 	<ul style="list-style-type: none"> ▪ The introduction of the RRLUS will not significantly impact on existing small lots for use in farming areas. However, the increased minimum lot size will trigger the need for assessment of a planning permit. ▪ The application for dwellings will fundamentally be performance based. While dwellings are discouraged in both the Farming 2 Zone and the Farming 1 Zone, evidence of links to viable farm enterprise and maintenance/upgrades to dwellings may be possible. ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. ▪ While the RRLUS restricts ‘excisions’, other subdivision mechanisms can be utilised to re-subdivide or undertake a boundary realignment to ensure consolidation of agricultural land and if required removal of existing dwellings. ▪ The RRLUS advocates the position of prescribing no minimum lot and relying on a performance and policy basis for the assessment of dwellings and subdivisions in the Farming Zone. The existing planning tools provided through the Victorian Planning Provisions do not provide flexibility for this approach. 	56

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	Submitter	Key Issues	Response	
Same as Moira	Chris Smith & Associates 11 Edward Street, Shepparton. Gary Steigenberger	<ul style="list-style-type: none"> ▪ Proposed zone mapping lacks detail for a thorough consultation process ▪ F1Z is applied too extensively. ▪ Failure to recognise established horticultural areas such as Shepparton East. ▪ Agricultural Business within the F3Z must be allowed to operate outside conventional working hours. 	<ul style="list-style-type: none"> ▪ Strategic intent of the RRLUS is the primary focus of the public display period. Further opportunities for consultation including more detailed mapping will form part of the Planning Scheme Amendment Process. ▪ The recommended broad application of F1Z reflects the value of the agricultural commodities and primary land use throughout the region. ▪ Shepparton East has been recommended for F2Z in recognition of the consolidation being undertaken by Horticulturalists and the significant investment being undertaken by Goulburn Murray Water. ▪ The Niche farming Zone is fundamentally for the pursuit of agriculture. The recognition that some houses may occur and the activities are likely to be within a niche market reflect the limitations that lot size may have on the ability to undertake activities requiring large areas of attenuation. 	
	Damian White	Experienced real estate agent in the Shepparton area. Wants rural living to be considered around Shepparton and surrounding townships.	Greater Shepparton Housing Strategy (GSHS) is dealing with the issue of rural living and settlements around towns. Draft GSHS to be exhibited in October 2008.	57
	Malcolm Cooper	Further erosion of farmer's rights without compensation. Wishes to excise 2ha house lot to pass on farm to sons.	While the RRLUS restricts 'excisions', other subdivision mechanisms can be utilised to re-subdivide or undertake a boundary realignment to ensure consolidation of agricultural land and if required removal of existing dwellings.	58

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	Submitter	Key Issues	Response	
	Roger and Evelyn Gillon	<ul style="list-style-type: none"> ▪ Project timelines: Lack of publicity of RRLUS, bad timing for dairy farmers, over-reliance on website. ▪ Retirement from farming - close to retiring from dairy farm, however wish to remain on farm on a smaller scale by building on one of their 60 acre properties. This would not be allowed under RRLUS. Have worked on developing this land and believe that it would go to ruin if they are not allowed to build. People are leaving dairying, not expanding. There is a social impact for farmers who do not want to live within the confines of a town. ▪ Suitable more intensive uses - Uses such as bee keeping, vegetable growing, rabbit meat production can be profitable on areas of less than 100ha and this investment should not be discouraged. Do not support the adoption of increased minimum lot sizes - i.e. 100ha and 250ha. ▪ Farm succession - Strategy discourages other family members living on farm, which has economic and social impacts. It is not viable for at least one of these parties to live off farm and this will further demise of agriculture. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ The three partner Councils are committed to the specified timeframe. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. The impacts on the key agricultural sector that is the foundation for the region can therefore limit the opportunities for regional economies and townships to prosper and attract more services. ▪ The RRLUS promotes a range of Farming Zone Schedules to address the diversity of needs within the agricultural sector. The strategy proposes to introduce new minimum lot sizes to ensure application for planning permit for use and development. This does not mean that activity on land less than 100 ha within the Farming Zone cannot proceed subject to approval. 	59
	W Ford (dated 24 August 2008) Kialla	<ul style="list-style-type: none"> ▪ Proposes sympathetic zone for area south of Shepparton to Union Road in east, Goulburn River in west and Seven Creeks in the east. The area should be allowed to develop for small rural enterprises and allow for housing. There are no 'stand alone' farming enterprises in this area, particularly since the demise of dairying. Well served by school, recreation and transport. 	<ul style="list-style-type: none"> ▪ Area to the south of Shepparton and outside GMW reconfiguration to the east of Shepparton has been reassessed and recommended for Farming 3 Zone, 'niche'. The proposal outlined may be consistent with the recommended zone. 	60

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	Submitter	Key Issues	Response	
	W Ford (dated 30 August 2008) Redbank Kialla	<ul style="list-style-type: none"> ▪ Request for extension to make submission to RRLUS which will have 'catastrophic flow on effects'. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ The three partner Councils are committed to the specified timeframe. 	61
	J & S Lagozzino	<ul style="list-style-type: none"> ▪ Hardship to farmers caused by the RRLUS and GS Amendment C75. The creation of small lots to fund retirement is the only light at the end the tunnel. 	<ul style="list-style-type: none"> ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. ▪ As recommended in the RRLUS the assessment of rural living should be undertaken through a housing or settlement strategy. The Draft Greater Shepparton Housing Strategy (GSHS) has been adopted in principle by the Council and will be on public display over October and November 2008. Important components of the proposed Development Framework include providing for appropriately located rural living and supporting the future viability of small towns through both township and rural living opportunities. 	62
	Kevin Hicks	<ul style="list-style-type: none"> ▪ More time needed for submissions as this will affect many clients. 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ The three partner Councils are committed to the specified timeframe. 	63

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	Submitter	Key Issues	Response	
	Ron Hutchins - Shepparton Real Estate	<ul style="list-style-type: none"> ▪ Appears rushed, not allowing time for responses. Future Councils should have input in to how the RRLUS takes shape. ▪ What opportunity have rural community had to contribute to process; ▪ Loss of incomes for Councils through reduced rates from less development in rural areas; ▪ How will landowners re-adjust their bank loans with changes; ▪ Hardship for farmers in relation to expansion or planning for retirement. Have financial planners been consulted? 	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ Further opportunity for consultation will also be available through the Planning Scheme Amendment phase of the project. ▪ The RRLUS seeks to ensure that the most significant source of economic development within the region is retained and given the opportunity for growth. It is considered that the intrinsic link between other industries who rely on agriculture will maintain diversity of industry if agriculture continues within the region. 	64
	David and Wendy Wilson	<ul style="list-style-type: none"> ▪ Appreciate efforts to acknowledge the true nature of farming, and that people moving to these areas need to understand. ▪ Challenge however the use of 100ha and 250ha minimums. Many farmers have bought land for their retirement and superannuation. Also whether a number of areas will attract "Big Business" as anticipated. Seen examples of 'Big Business' buying up land in Boort for olives and just demolishing all unwanted infrastructure including housing. Therefore, different circumstances will require flexibility in the regulations. 	<ul style="list-style-type: none"> ▪ The RRLUS seeks to limit dwellings in Agricultural areas to protect the regions agricultural base and ensure the long term productive capacity of the land. ▪ The RRLUS does not seek to provide for one agricultural market sector. The principles and foundations to ensure viable operation of farming enterprises remains applicable to all farm businesses regardless of scale or whether the land is irrigated or dryland. 	65

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	Submitter	Key Issues	Response	
	Marjorie Brewer	<ul style="list-style-type: none"> ▪ Lack of time to comment ▪ 'Narrow and inflexible' ▪ Problem could be solved by allowing some medium-sized blocks to be subdivided into smaller ones. ▪ Lack of consultation with ratepayers ▪ Lack of recognition that older relatives and grown children also need to live on farm. <p>The growth of food is very important to Australia's prosperity. This means water is needed, which in turn means dams are required.</p>	<ul style="list-style-type: none"> ▪ The public display period was part of a comprehensive communications strategy developed in accordance with scheduled timeframes for the three organisations and the contract. During this period a number of public display sessions and workshops were also offered throughout the region. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. ▪ The RRLUS seeks to provide agricultural land that ensures flexibility for future enterprises through provision of three schedules to the farming zone that recognise the diverse activities and existing lot arrangement throughout the region. 	66
	Michael Toll – obo Consulting Surveyors of Victoria	<ul style="list-style-type: none"> ▪ Timelines - rushed and RRLUS falls short in many areas. ▪ New strategy should be carefully considered by the newly elected Councillors. 	<ul style="list-style-type: none"> ▪ Additional opportunities will be available for further consultation and submissions during the Planning Scheme Amendment process. 	67
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	Submitter	Key Issues	Response
	Glen Ryan GMR Engineering Services	<ul style="list-style-type: none"> ▪ Strong objection to changes in schedule ▪ Demand for larger lots on perimeter of urban areas – Farm Zone is constraint to develop these ▪ Small lots not productive for horticulture – lack of water & become vacant lots ▪ Cannot succession plan ▪ No water, no crops – cannot continue to farm & would not be able to generate funds by subdivision 	<ul style="list-style-type: none"> ▪ The RRLUS seeks to limit dwellings in Agricultural areas to protect the regions agricultural base and ensure the long term productive capacity of the land. ▪ While smaller lots with additional people within the rural area can be considered a positive with respect to diversity and resilience and opportunities for conservation activities for example. The introduction of smaller properties within the rural landscape can also lead to: conflicts between users; rapid turnover of properties; increased pressure on services; rising land value impacting on expansion of fully commercial enterprises; increased environmental impacts. ▪ Assessment indicates that adequate supply of land within the Rural Living Zone is currently available and no recommendations for further application of the zone are required at a regional scale. A broader analysis of suggested demand for larger residential lots on the perimeter of urban areas should be considered within the broader analysis of a Housing Strategy.
Also Campaspe	Dawson Planning Services 44 Anderson Street, Avenel.	<ul style="list-style-type: none"> ▪ Concerned over the limited timeframe for consultation. ▪ Believes the proposed planning controls proposed are overworked and are counterproductive. Most subdivision and consolidation has resulted through market pressures with zoning playing an insignificant role through this market driven process. ▪ Existing suite of rural zones in their current form provide adequate protection, provided both applicants and Councils understand the intent of protecting agriculture. ▪ Recommend that focussing on the performance of Rural Living Zone would do more for the protection of agriculture. ▪ The planning authorities key function is to protect agricultural land from non-agricultural use, not to step into the process of agriculture. 	<ul style="list-style-type: none"> ▪ Existing Planning controls, despite their apparent strength of policy and controls are not proving adequate in protecting agricultural land. The recommended controls include modifications to the State Planning Policy Framework and necessary measures with additional Farming Zone Schedules to ensure productive agricultural land is not fettered through in appropriate development.

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	Submitter	Key Issues	Response	
	Dawson Planning - Additional	<ul style="list-style-type: none"> ▪ Compares metro-centric growth of Melbourne with Irish strategy for Dublin ▪ Consider Urban Growth Zones UGZ for Shepparton – also relevant to Shepparton Housing Strategy 	<ul style="list-style-type: none"> ▪ RRLUS assessment indicates that adequate supply of land within the Rural Living Zone is currently available and no recommendations for further application of the zone are required at a regional scale. ▪ The UGZ mechanism may be an appropriate planning mechanism for the area highlighted around Kialla. This should be should be considered against the broader demand for residential allotments within the broader assessment of a Housing Strategy. 	69
	Greg McKenzie – Shepparton Council Mgr Sustainability & Environment	<ul style="list-style-type: none"> ▪ Environmental Health – siting of septic tank transpiration areas across areas being subdivided – neighbour issues ▪ Loss of amenity- noise complaints & spray drift from properties adjacent to smaller allotments ▪ Roaming dogs- problem on smaller lots ▪ Acknowledge limitations of VPO's based on Biodiversity Action Plan ▪ Ensure RCZ is consistent with Roadside Management Strategy to conserve biodiversity 	<ul style="list-style-type: none"> ▪ The environmental parameters raised, including fire, wind, necessary attenuations and other onsite management controls are considerations relevant at the application for planning permit level. The RRLUS seeks to ensure that appropriate land is available and inappropriate non agricultural land uses are minimised to encourage best management practice that can be managed within property boundaries and minimise land use conflicts. ▪ The recommendation to utilise both EVC and Biodiversity Action Planning Mapping as a basis for the application of VPO's will include identified areas of native vegetation within roadsides. ▪ Recognition of data made available for additional EVC Mapping has been made in the RRLUS. It is recommended that this informs the application of RCZ, ESO and VPO. 	70

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	Submitter	Key Issues	Response	
Unknown shire	Liz Diamond	<ul style="list-style-type: none"> ▪ Lives in rural area ▪ Owns Vineyard ▪ Diversity of industry, lifestyle options and natural assets all increase prosperity of our area. Dependence on one industry equals economic vulnerability ▪ Protect prime Agricultural land – esp. near water sources. Some Agricultural land near towns to be forfeited to allow urban growth – use buffer zones. ▪ Protect Agricultural land from overseas ownership ▪ Protect water rights for Agricultural production ▪ Support for Growth, Consolidation and Niche ▪ Some rural residential building development allowed to further subdivide for rural lifestyle opportunities – unless prime and significant Agricultural land. ▪ Rural workers need rural living opportunities ▪ Increase water surety and efficiency ▪ Some landowners may be disadvantaged – consider neighbouring land when rezoning 	<ul style="list-style-type: none"> ▪ General support for the RRLUS. The RRLUS seeks to ensure that the most significant source of economic development within the region is retained and given the opportunity for growth. It is considered that the intrinsic link between other industries who rely on agriculture will maintain diversity of industry if agriculture continues within the region. ▪ In a number of instances the proposed application of Farming 3 Zone and the use of Rural Conservation Zone provide a transition from existing urban areas and townships to broader areas of land recommended for Farming 1 Zone. ▪ Assessment indicates that adequate supply of land within the Rural Living Zone is currently available and no recommendations for further application of the zone are required at a regional scale. The RRLUS recommends the assessment of rural living should be undertaken through a housing or settlement strategy. 	71
	Northern Victorian Irrigation Renewal Project Murray Smith (CEO)	<ul style="list-style-type: none"> ▪ RRLUS is an important component of the success of the NVIRP. ▪ Principles of Farming 1 Zone and Farming 2 Zone outlined in the RRLUS are consistent are strategically aligned NVIRP. ▪ Seeking involvement in application of the zones. ▪ Recognise the RRLUS is applicable to dryland areas. ▪ Supportive of inclusion of SPPF Clause to acknowledge significance of the region. 	<ul style="list-style-type: none"> ▪ Supportive of RRLUS. 	72