

**GREATER GEELONG PLANNING SCHEME**

**AMENDMENT C347**

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RESOLUTION TO REFER SUBMISSIONS TO A PANEL APPOINTED BY THE  
MINISTER FOR PLANNING

UNDER DELEGATION FROM COUNCIL I HEREBY RESOLVE:

**That having considered all submissions to Amendment C347 to the Greater  
Geelong Planning Scheme to:**

- 1) **Request the Minister for Planning to appoint an Independent Panel under  
Part 8 of the Planning and Environment Act, 1987;**
- 2) **Refer all submissions to the Panel; and**
- 3) **Submit to the Panel its response to the submissions generally as outlined  
in this report.**

SIGNED:  .....

DATE: 17/5/2016 .....

**PETER SMITH  
COORDINATOR STRATEGIC IMPLEMENTATION**

## GREATER GEELONG PLANNING SCHEME

### DELEGATED AUTHORITY REPORT

## AMENDMENT C347 MANAGING DEVELOPMENT IN RURAL AREAS PLANNING POLICY - CONSIDERATION OF SUBMISSIONS

**To:** Peter Smith - Coordinator Strategic Implementation  
**From:** Peter Schembri - Senior Strategic Planner  
**Subject:** Consideration of Submissions Under Delegation  
**File Number:** Amendment C347  
**Report Date:** 17 May 2016

### Purpose

This report considers submissions received to Amendment C347 and recommends the submissions be referred to an Independent Planning Panel.

### Summary

- Amendment C347 is a Council-initiated amendment proposing to update the Local Planning Policy Framework to reflect Council's adopted 2015 *Managing Development in Rural Areas Planning Policy Review*.
- The Amendment responds to Victorian Government changes to the rural zones in 2013, where previously prohibited land uses are now allowed subject to planning permit.
- The Amendment only applies to land zoned Farming and Rural Conservation.
- The proposed new local policies clarify Council's position on non-agricultural use and development and provide guidance to landowners, proponents and decision-makers in the consideration of planning permit applications.
- Amendment C347 was exhibited between 18 February and 29 March 2016 and resulted in the receipt of six (6) submissions – five objecting or requesting changes to the draft policies.
- Key concerns arising from the submissions included: linking tourist uses with agriculture; lack of support for tourist uses; the need to demonstrate that urban location options have been fully exhausted; unreasonable restrictions on business diversification; and contrary to the *Residential Tenancies Act*.
- In accordance with the *Planning and Environment Act 1987*, Council must now either: change the Amendment in the manner requested by the submitters; refer the submissions to an Independent Panel; or abandon the Amendment or part of the Amendment.
- Council officers have considered the submissions and recommend minor changes to both Clause 22.06 and Clause 22.64. A track-changes version of the post exhibition policies are included in Appendix 1 and 2 respectively. However the proposed changes have not resulted in the withdrawal of all objections.
- This report addresses the issues raised in the submissions and recommends they be referred to an Independent Panel appointed by the Minister for Planning.

### Recommendation

**That Council having considered all submissions to Amendment C347 to the Greater Geelong Planning Scheme, resolves to:**

- 1) Request the Minister for Planning to appoint an Independent Panel under Part 8 of the Planning and Environment Act, 1987;**
- 2) Refer all submissions to the Panel; and**
- 3) Submit to the Panel its response to the submissions generally as outlined in this report.**

### ***Background***

Amendment C347 is a Council-initiated amendment proposing to update the Local Planning Policy Framework to reflect Council's *Managing Development in Rural Areas Planning Policy Review Final Report – September 2015*. This policy was adopted by Council at its meeting on 8 December 2015.

The Amendment only applies to land zoned Farming and Rural Conservation. The new local policies clarify Council's position on non-agricultural use and development and provide guidance to proponents and decision-makers in the consideration of planning permit applications.

The proposed policies are:

- Clause 22.06 *Tourism, Accommodation and Function Centre Development in Rural Areas*; and
- Clause 22.64 *Discretionary Uses in Rural Areas*

Ministerial Authorisation to prepare and exhibit the Amendment was received on 2 February 2016.

Public exhibition of Amendment C347 commenced on 18 February 2016 and closed on 29 March 2016. Notices were published in local newspapers and letters sent to persons engaged during the policy development phase. The Amendment documents were available for viewing at the Drysdale Library, Lara Library and 100 Brougham Street; as well as on Council's and the Department of Environment, Land, Water and Planning websites.

### ***Discussion***

As a consequence of the Amendment C347 exhibition, a total of six (6) submissions were received – five objecting. The extremely low number of objections indicates that there is general and widespread support for the proposed rural policies.

Pursuant to the *Planning and Environment Act 1987*, the Council is required to consider all submissions made to an Amendment and must either: (1) change the Amendment as requested by the submissions; or (2) refer the submissions to an Independent Panel; or (3) abandon the Amendment.

Each submission is addressed individually below. Some of the changes requested in submissions are supported however there remain outstanding objections. Given a common theme in some of the submissions is about schools, there is a separate discussion on this issue.

In the event the submissions are referred to an Independent Panel, as recommended, the responses in this report will form the basis for Council's presentation to the Panel.

## **Submissions**

### **D. More, Barwon Boulevard Highton**

This submission does not support the Amendment, principally on the grounds that it is contrary to the *Residential Tenancies Act 1997*. The submitter is concerned that the proposed policies will 'in effect' ban permanent residents in Caravan Parks, which may be unlawful.

#### **Officer response**

The proposed policies are not unlawful and do not contravene relevant sections of the Residential Tenancies Act. Clause 22.06 *Tourism, Accommodation and Function Centre Development in Rural Areas* seeks to influence the layout and design of Camping and caravan parks but does not and cannot control length of stay.

### **R & D Threadwell, Swan Bay Road Wallington**

The landowner is considering a small tourist accommodation business on the property, which is located in the Rural Living Zone. The submission highlights the favourable location in proximity to established tourist facilities on the Bellarine and suggests the proposed Clause 22.06 policy be applied to the Rural Living Zone.

A follow-up email from the submitter states that the submission is not an objection.

#### **Officer response**

The comments raised are noted and the submitter can pursue the project via the planning permit application process. Because the land is located in the Rural Living Zone (and not the Farming or Rural Conservation Zone) it is not affected by Amendment C347. Discretionary uses in the Rural Living Zone are already subject to local policy *Use and Development in Rural Living and Low Density Residential Areas*.

### **Bacchus Marsh Grammar, South Maddingley Road, Bacchus Marsh**

Bacchus Marsh Grammar (BMG) has lodged a submission in support of their proposed development of a school in association with agricultural and outdoor education in Staughton Vale. The property is located in the Farming Zone. A Notice of Decision to Grant a Permit has been issued but approval is subject to current VCAT proceedings.

BMG is concerned that the proposed new Clause 22.64 could lead to decisions to refuse secondary consent where land is currently being used for non-agricultural uses or to amendment or cancellation of any planning permits based on an alleged material change of circumstances.

BMG considers that the Amendment should be amended as it relates to schools to:

1. Removal of the requirement that a proposal "*demonstrate that all urban location options have been fully exhausted*"; and
2. Modification of the policy basis and objectives to remove "*that could reasonably be located in an urban zone*" and "*cannot be catered for in an urban area*".

#### **Officer response**

A discussion about the policy treatment for schools is in the next section of this report. In response to the BMG submission, what is clear is that the Staughton Vale school was supported on the basis that the campus is '*in association with agriculture and outdoor education*'. This is what the Permit allows.

Future expansion of the campus, or changes to the operations of the campus, that are consistent with what the permit allows would not be expected to be influenced by the policy to any significant degree. However, transformational changes – such as the

establishment of an independent campus (or school) not associated with agriculture, are precisely the sort of uses that the policy seeks to direct to urban zoned locations.

Therefore the requested amendments to the policy are not supported.

As noted in the discussion about 'schools' below, the policy – aided by the changes stated in Appendix 2 – contains sufficient discretion to support urban edge non-agricultural uses on a case-by-case basis.

### **BVC Projects Pty Ltd**

A submission was received from BVC Projects generally supportive of the Amendment, subject to recommended changes to proposed Clause 22.06. The most notable change is to enable tourism-based development to be considered when it is ancillary or co-located with an agricultural activity, rather than an 'existing' agricultural activity.

The submission also suggests a number of minor drafting changes to the policy considered necessary to provide more certainty for landowners to pursue tourist developments.

#### Officer response

It is noted that the submission supports the Amendment however requests changes to Clause 22.06 to strengthen the policy's purpose.

Some of the changes requested by BVC Projects are supported. Officers support the deletion of the word 'existing' so that the policy's preferred location will read: *'The use will be associated with an agricultural activity on the land.'* Other proposed additions to the 'Preferred location' policy direction are not supported.

BVC Projects lodged a supplementary submission dated 8 April 2016 in support of a revised Clause 22.06 agreed upon with Council Officers.

Changes to Clause 22.06 are provided in Appendix 1 and will become Council's position at the Panel Hearing.

### **M. Blackhall, Matthews Road, Leopold**

The owner of Campbell Point House on Matthews Road, Leopold, lodged a submission requesting greater flexibility in the support for tourism uses including places of assembly, conference centres and residential hotels. Importantly, the submission states the need to be associated with an agricultural activity should be removed.

The submission says Council should consider the need for luxury accommodation on the Bellarine Peninsula and is against introducing more unnecessary planning restrictions.

#### Officer response

The submission is considered to focus on Clause 22.06 although not specifically mentioned. The request to remove reference to the association with agriculture is not supported. The policy provides scope to consider tourist-related uses not associated with agriculture and there would be strong arguments that Campbell Point House is a unique destination.

The Amendment includes a revision of the existing Clause 22.06 *Tourist Development in Rural Areas* and is therefore not an additional planning restriction as suggested in the submission.

Changes to Clause 22.06 are provided in Appendix 1 and will become Council's position at the Panel Hearing.

### **TGM on behalf of V. Kelly, Whites Road, Mount Duneed**

An objecting submission was received from TGM Group Pty Ltd on behalf of the landowner at 195 Whites Road, Mount Duneed. The property is located in the Farming Zone directly south of the Armstrong Creek Urban Growth Zone.

At the core of the objection is that Amendment C347 prevents consideration of business and industry diversification and flexibility in the Farming Zone consistent with the direction of State Government Amendment VC103. The submission briefly outlines the intent of VC103 and attaches a letter from former Minister for Planning M. Guy dated 15 July 2013 addressed to the landowner.

The submission considers the adopted *Managing Development in Rural Areas Planning Policy Review Final Report – September 2015* is too limited in scope to be relied upon as strategic support for this Amendment. The submission says the Policy Review Report seems to centre its assessment around the Bellarine Peninsula.

The submission concludes by saying the Amendment fails to acknowledge the changing nature of the rural zones except for the introduction of tourist related uses and thus imposes additional restrictions on the broader farming areas of the municipality outside tourist areas.

#### **Officer response**

The submission does not specify or request changes to either proposed Clause 22.06 or Clause 22.64. The submission is interpreted as being fundamentally opposed to the basis of the Amendment. Given that the landowner received a written response from the Minister for Planning in 2013, and the reference to 'schools' has been highlighted, it would seem there is particular concern about the *Discretionary Uses in Rural Areas* policy.

The inference in the submission that the proposed policies will 'prohibit' or 'prevent' or 'restrict' discretionary uses is contrary to the operations of the planning framework. The policies are consistent with Planning Practice Note 8 *Writing a Local Planning Policy*. That is, the policies are not controls and do not remove the discretion under the FZ or the RCZ. Rather their purpose is to guide Council decision-making and help other users of the Planning Scheme understand how a particular discretion is likely to be exercised.

The Policy Review Report is not limited in scope and included community engagement in the mid 2015. The review was in response to the State Government's reformed rural zones (i.e. VC103) and considered recent work such as the Urban Enterprise *Non Rural Uses in Rural Areas Policy Review June 2015*. Furthermore, proposed Clause 22.06 is essentially an update of the current clause, while a new Clause 22.64 has been prepared to discourage the encroachment of non-agricultural uses in rural areas.

A discussion about the policy treatment for schools is in the next section of this report.

#### **Policy treatment for schools**

Two of the submissions raise specific concerns about the treatment of schools in proposed Clause 22.64 – notably that they be discouraged in rural areas. Schools provide an important community benefit and generally require a substantial amount of land. There are already a number of established secondary colleges directly outside the urban edge of Greater Geelong that operate with little adverse impact on their rural, semi-rural environment.

Policy Clause 22.64 does not prohibit schools in the Farming Zone. In fact the policy basis states: "*The encroachment of non-agricultural uses into rural areas is discouraged and should only be considered when the use or development cannot be catered for in an urban area and there are unique circumstances to justify a rural location*".

The first Clause 22.64 objective says: *“To discourage discretionary non-agricultural uses in rural areas that could reasonably be located in an urban zone”*

Officers consider that the second policy objective: *“To discourage discretionary non-agricultural uses in rural areas that attract a significant number of visitors to a site or are necessary to service the urban community”* is unnecessarily onerous and should be deleted. The removal of this objective will provide greater flexibility in the consideration of discretionary non-residential uses, particularly those that are located on the urban edge and provide a net community benefit.

This approach deliberately avoids using the term ‘school’ in the policy. Officers are conscious that there are many other land uses that could offer similar services to a ‘school’; such as: place of worship, wellness centre or retreat, hall and cemetery. There would also need to be a distinction between support for secondary schools as opposed to prep-Year 12 Independent schools. Primary schools should be located within a residential zone to cater for local catchments.

Referencing specific land uses in the policy becomes problematic and is contrary to Council’s Rural Land Use Strategy. It is considered that using the term ‘reasonably’ in the policy objective provides sufficient discretion when considering the merits of a planning permit application on a case-by-case basis.

Changes to Clause 22.64 are provided in Appendix 2 and will become Council’s position at the Panel Hearing.

#### ***Environmental Implications***

There are no environmental implications that result from Amendment C347.

#### ***Financial Implications***

No impact to budget.

#### ***Policy/Legal/Statutory Implications***

The Amendment is consistent with the State Planning Policy Framework, particularly the following clauses: Clause 11 *Settlement*; Clause 12 *Environment and Landscape Values*; Clause 13 *Environmental Risks*; Clause 14 *Natural & Resource Management*; and Clause 17 *Economic Development*.

The Amendment is also consistent with the purpose of the Farming Zone which places an emphasis on the ongoing use of land for agriculture.

The Amendment is supported by Clause 21.07 *Economic Development and Employment*. Both amended Clause 22.06 and new Clause 22.64 recognise the need to support the use of land for productive agriculture, preserve the farmed rural landscape and protect the highly significant landscapes; by ensuring non rural uses will not compromise farming activity.

#### ***Alignment to City Plan***

The Amendment supports the ‘Growing our Economy’ and ‘Sustainable Built and Natural Environment’ strategic directions of City Plan.

#### ***Officer Direct or Indirect Interest***

No officers involved in this report have any direct or indirect interest In accordance with Sec 80 (c) of the Local Government Act

#### ***Risk Assessment***

There are no notable risks associated with implementing the recommendation contained in this report.

### ***Social Considerations***

The Amendment strikes a balance between retaining farmers ability to use the land for productive purposes and supporting landowners who seek alternative uses allowable in the zone.

### ***Human Rights Charter***

The Amendment will not impact on any basic rights, freedoms and responsibilities as set out in the Charter. Planning legislation ensures an open community consultation process occurs, enabling people to freely express their views and obtain a fair hearing before an Independent Panel.

### ***Consultation and Communication***

Amendment C347 was exhibited in accordance with the requirements of the *Planning and Environment Act 1987*, including direct notification to participants of the policy development phase.

Submitters were engaged in the preparation of changes to Clause 22.06 and Clause 22.64.

Pursuant to Clause 4(2) of Ministerial Direction No. 15 the following Panel Hearing dates have been set for this Amendment:

- Directions Hearing: in the week commencing 13 June 2016.
- Panel Hearing: in the week commencing 11 July 2016.

Planning Panels Victoria will notify all submitters of the Panel dates and invite requests to be heard at the Panel Hearing.

## Appendix 1 - Clause 22.06 Exhibition showing track changes for Panel Hearing

### 22.06

DD/MM/YYYY  
Proposed

### TOURISM, ACCOMMODATION AND FUNCTION CENTRE DEVELOPMENT IN RURAL AREAS

This policy applies to all land zoned Farming and Rural Conservation. This policy does not apply to a dwelling use.

#### Policy Basis

The rural areas of Geelong and its many attractions are highly valued for their contribution to the economy, liveability and amenity of the whole municipality. Tourism is a key part of the economy of Greater Geelong, in particular on the Bellarine Peninsula.

Growth of the tourism economy is expected across Geelong to 2030. Most of this tourism growth is directed to Central Geelong and other townships where there is existing capacity and a settlement strategy that caters for future growth.

There are opportunities to enhance the tourism industry in rural areas through well designed developments that are associated with the farming or rural use of the land. Tourism development forecasts show that there is a demand of between 330 to 550 accommodation rooms or caravan sites in rural Geelong to 2030. Camping and caravan parks currently are traditionally the most common form of accommodation in the rural areas of Geelong with a focus on the family market. There is a need to expand the type of accommodation provided in rural areas to improve the market offer and encourage longer [term](#) stays. This includes farm stays, accommodation associated with wineries and golf courses, nature based accommodation and integrated resort accommodation that is dispersed across the rural area.

Tourism development within the rural areas must be carefully managed and designed so that it does not compromise the rural landscape character or existing agricultural activities that are part of the economy and tourism attraction of the area.

~~In some circumstances~~ Function centres and restaurants may also be considered as tourism ventures, particularly when co-located or associated with other tourism activity. Camping and caravan parks that result in long term or permanent housing accommodation risk resulting ad hoc urban extensions. This undermines the settlement strategy and can also lead to poor social outcomes and community connectivity. Camping and caravan parks must be designed to cater for the tourism market.

#### Objectives

- To support tourism development in rural areas that contributes to the growth of the tourism market.
- To diversify the range of accommodation types to address an identified demand.
- To preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.
- To ensure the scale of development will complement and respect the rural landscape character of the area;
- To ensure development will not result in the urbanisation of the area;
- To ensure a mix of accommodation options are provided in camping and caravan parks.

#### Policy

It is policy that the responsible authority will support the use and development of rural land for tourism, [accommodation](#) and function centre uses where:

#### Preferred location

- The use will be associated with an ~~existing~~ agricultural activity on the property.

- Uses not associated with agriculture may be supported by the responsible authority where all the following are met:
  - It is demonstrated that the circumstances of the use are unique and support site selection in a rural location over an urban location.
  - The site is strategically located with respect to an identified tourist route, such as the tourist route identified in the *Bellarine Peninsula Localised Planning Statement* or along the Bellarine Highway. Preference will be given to areas where there is already a cluster of non-rural activities and additional development will not result in urbanisation.
  - The use and its associated development would not unreasonably visually compromise a non-urban break between settlements, a significant view or area identified for landscape significance or environmental significance.
  - The use can address a regionally recognised demand identified in a tourism development strategy.
- Tourist accommodation provides a connection or access to a tourist facility, tourist attraction or outdoor recreation.

#### **Impacts on agricultural productivity**

- The use and development will not be out of balance with, nor change the character and nature of the primary rural land use, or result in an unreasonable loss of productive agricultural land;
- The proportion of the property used for tourism and ancillary infrastructure is minimised, and is directed to the area of lowest agricultural quality or where the natural landscape has been modified;
- Existing agricultural activity on adjoining land will not be compromised;

#### **Design and siting**

- Buildings and structures are designed and sited to not be visually dominant and can blend into the surrounding landscape and natural environment. Visual impacts should be mitigated or minimised through appropriate design, landscaping, materials and colours.
- Buildings incorporate a high design standard with environmentally sustainable design features.
- The design of a residential hotel or group accommodation avoids large, single footprint buildings and is distinguishable from a dwelling.

#### **Amenity**

- Neighbouring properties are protected from unacceptable disturbance associated with the hours of operation, number of patrons, or vehicular movements resulting from the use.

#### **Traffic and Services**

- Adequate area is set aside for on site car parking and landscaping.
- The site has access to an appropriately constructed or sealed road that is capable of accommodating anticipated traffic levels or has convenient access to a major road.
- The site has access to all necessary servicing infrastructure. Where infrastructure is required or needs upgrading the applicant will meet all costs.

#### **Camping and caravan park design**

In addition to the above policy, a camping and caravan park must also meet the following:

- A camping and caravan park will include a mix of tourist accommodation site types and visitor facilities including:

- Sites for caravans, motor homes or tents;
  - Sites with unregisterable movable dwellings;
  - Sites for caravans with rigid annexes;
  - Sites with cabins;
  - Lodge accommodation;
  - Ablution blocks;
  - Communal and recreation facilities; or
  - Facilities that allow for public pre-booked or walk up bookings.
- The layout and design of the camping and caravan park will have the appearance of a camping and caravan park, rather than a residential village or subdivision – which could include restricted access, permanent constructed roads, larger building footprints, higher building densities, the provision of individual carports/ garages, and building design that resembles a permanent residence rather than a holiday cabin.

### Application Requirements

An application should be accompanied by the following information to the satisfaction of the responsible authority, as appropriate:

- A description of the proposal, including a site context report; hours and days of operation; number of staff and visitors or patrons; type and number of accommodation buildings, units or camping sites; or a description of how a camping and caravan park is to be established and operate as a tourist park,
- A land management plan outlining measures to address agricultural production and environmental protection, including pest plants and animals and erosion of the land; as well as fencing off remnant vegetation, revegetating strategic areas to develop wildlife corridors and along waterways.
- A management plan outlining the following as appropriate:
  - The mechanisms to be put in place to ensure onsite and offsite amenity is maintained on an ongoing basis, including onsite caretaker arrangements;
  - ~~Onsite and offsite~~ [Traffic management procedures](#);
  - [Set up and down procedures for functions and events](#);
  - Litter and waste effluent management;
  - Staffing and staff training procedures;
  - Requirement and procedure to inform adjoining residents of when a function or event is to be held; or
  - The requirement for the provision of an onsite manager for the duration of a function or event and the complaints procedure;
- A landscape plan, including a landscape character assessment for site and building design with an outline of the impact on the rural landscape.
- An acoustic report outlining noise impacts and noise mitigation measures, ~~including set up and set down for functions and events~~.
- A traffic report.

### Decision guidelines

Before deciding an application the responsible authority must consider, as appropriate:

- If the use is ~~ancillary to or~~ associated with an ~~existing~~ farming activity on the site.

- If a rural location is required in favour of an urban location.
- The proximity and access to tourism features and infrastructure.
- Potential impacts on the rural landscape character of the area.
- How the land use is consistent with tourism strategies for the area and promotes the regional tourism economy and expands accommodation typologies.
- The mix and type of accommodation provided.
- The potential impact the use will have on neighbouring properties, including agricultural operations.
- If the proposal will maintain and/or improve the productive capacity or environmental condition of the site.

### **References**

*City of Greater Geelong Rural Land Use Strategy, City of Greater Geelong, 2007.*

*Managing Development in Rural Areas, Planning Policy Review, City of Greater Geelong, 2015.*

## Appendix 2 - Clause 22.64 Exhibition showing track changes for Panel Hearing

### 22.64 DISCRETIONARY USES IN RURAL AREAS

DD/MM/YYYY  
Proposed C347

This policy applies to the consideration of use and development applications within the Farming and Rural Conservation Zones. This policy does not apply to agricultural, tourism, function centre or accommodation land uses.

#### Policy Basis

The rural areas of Geelong and its many attractions are highly valued for their contribution to the economy, liveability and amenity of the whole municipality.

Non agricultural uses in rural areas must be carefully managed to ensure that the ongoing use of land for agriculture is supported and the rural landscape character of the rural area is preserved.

Non-agricultural uses that would attract a significant numbers of visitors, accommodate large numbers of people or generate significant volumes of traffic and car parking demand are generally incompatible with farming activities and ~~are not appropriate in the rural area rural amenity~~. These uses should be directed to urban areas where ~~there is an appropriate level of~~ municipal infrastructure services and good transport connectivity ~~is available~~. ~~To ensure that development is planned in the right locations a~~ An adequate supply of land is zoned for industrial, commercial and community purposes in urban areas ~~to provide for these uses~~. The encroachment of non-agricultural uses into rural areas is discouraged and should only be considered when the use or development cannot be catered for in an urban area and there are unique circumstances to justify a rural location.

#### Objective

- To discourage discretionary non-agricultural uses in rural areas that could reasonably be located in an urban zone.
- ~~To discourage discretionary non-agricultural uses in rural areas that attract a significant number of visitors to a site or are necessary to service the urban community.~~
- To preserve the productive agricultural capacity of the land and where possible enhance the environmental condition of the land.
- To maintain the unique rural landscape character of rural areas.

#### Policy

It is policy that the responsible authority would only support an application for a discretionary non-agricultural use where the following can be met:

- The use requires a rural location because it can be demonstrated that all urban location options have been fully exhausted.
- ~~The use is of an appropriate scale to support the local rural population.~~
- The intensity of the use will complement and support the local rural context.
- The use will not result in an unreasonable loss of productive agricultural land.
- Existing agricultural activity on adjoining land will not be compromised.
- The scale of the development will complement and respect the rural landscape character.
- Buildings and structures are designed and sited to not be visually dominant and can blend into the surrounding landscape and natural environment. Visual impacts should be mitigated or minimised through ~~appropriate~~sensitive design, landscaping, materials and colours.

- The site has access to an appropriately constructed or sealed road that is capable of accommodating anticipated traffic levels or has convenient access to a major road.
- The site has access to all necessary servicing infrastructure. Where infrastructure is required or needs upgrading the applicant will meet all costs.
- The environmental condition of the land could be enhanced by fencing off remnant vegetation and revegetating [waterways and other](#) strategic areas to develop wildlife corridors ~~and along waterways~~.

## References

*City of Greater Geelong Rural Land Use Strategy*, City of Greater Geelong, 2007.

*Managing Development in Rural Areas, Planning Policy Review*, City of Greater Geelong, 2015.