



Campaspe, Greater Shepparton & Moira Regional Rural Land Use Strategy

Shaping Victoria 2011

8 June 2011

Lifestyle & Opportunity



Catalyst for a Strategy



- Late 2006 following the direct translation from the Rural zone to the Farming zone.
- The Shire's of Campaspe and Moira and the City of Greater Shepparton sought to undertake a comprehensive study of the rural areas of the three municipalities.
- The purpose of the strategy was to develop a consistent response to the management of rural land use.



Process - Interim Controls

- Interim controls were sought prior to exhibition of the draft strategy.
- Interim controls of:

	INTERIM
SUBDIVISION	100HA (Irr)
	250HA (Dry)
DWELLING	100HA (Irr)
	250HA (Dry)



Partnerships



- Campaspe and Moira Shires adopted Strategy in October 2008.
- City of Greater Shepparton did not.

A Period of great uncertainty followed.



After adoption



- Campaspe and Moira determined to progress without Shepparton (mid 2009).
- Upon reflection Campaspe and Moira noted a number of strategic discrepancies in the adopted strategy.



A revised plan



- RMCG were engaged to review the strategy and plug the strategic gaps (early 2010).
- Review recommended:
 - abandoning irrigated/dryland distinction
 - separate subdivision from dwellings



Breaking the nexus

- Since the introduction of the VPPs, the minimum **SUBDIVISION** lot size and the minimum **DWELLING** lot size have been the same.
- This has tended to ‘blur’ the issue.
- The review sought to break this nexus recommending different lot sizes for subdivision and dwellings.



Breaking the nexus

- What does it mean?
- For **subdivision**, a permit will be required in all cases (as is the case now).
- For **dwelling**s, so as to ensure that an assessment is required in almost all cases the trigger point (minimum size) is set very high.
- This does NOT mean that all dwellings are prohibited; it just means they need a permit.



Recommended Lot Sizes

	CAMPASPE PRE-INTERIM	PROPOSED
SUBDIVISION	40HA (Irr)	100HA (FZ1)
	100HA (Dry)	100HA (FZ2)
		40HA (FZ3)
DWELLING	40HA (Irr)	250HA (FZ1)
	100HA (Dry)	250HA (FZ2)
		40HA (FZ3)



Sudden change



- Campaspe and Moira progressing towards PSA implementation
- City of Greater Shepparton adopted the original Strategy (November 2010)



Current Status



- Exhibition of PSA for each of the three municipalities completed.
- Council's are currently reviewing submissions.
- Desire that a Panel consider all three amendments concurrently.



Project Learning's

- Scale of joint projects adds substantially to complexity;
- Coordinating cross Council timing difficult and extends timeframes;
 - Councillor workshops, updates and briefings.
 - Reports to Council for action.
- Need for an agreed communications strategy which supports information upfront;
- DPCD co-operation essential;
- Open communication and willingness to work together (including Councillors and officers);



Project Learning's

- Difficulty in accommodating competing interests of Council's, agencies and landowners;
- Maintaining the project objectives;
- Magnitude and complexity of mapping;
- Outcomes give rise to other strategic issues (limiting rural lifestyle development);
- Long, time and resource consuming process;
- Agency agreement and understanding of the limits of the VPP's essential.



QUESTIONS

