



# Shire of Baw Baw

## Appendix 4: State and regional PPF/rural zones



During the audit period, a review of Victoria's Planning Policy Framework (PPF) was changing the content of planning schemes. Planning schemes are always dynamic. However, the PPF translation is particularly significant because it re-organises the structure of the entire local policy portion of a planning scheme in one amendment.

KEY:	
✘	No support
▸	Some support (could be augmented).
●	Strong support
N/A	Not applicable

		Baw Baw Planning Scheme: PPF										Baw Baw Planning Scheme: Zone Schedules		Council Plans, Policies, Strategies				
		Clause 11.03-3S Peri-urban Areas	Clause 11.03-5S Distinctive Areas and Landscapes	Clause 14 Natural Resource Management	Clause 14.01-1S Protection of Agricultural Land	Clause 14.01-2S Sustainable Agricultural Land Use	Clause 17.01-1S Diversified Economy	Clause 17.01-1R Diversified Economy: Gippsland	Clause 21.06-6 Farmland and Soil Quality	Clause 21.07-3 – 21.07-4 Economic Activity: Primary, Secondary and Tertiary Production	Clause 22.01 Rural Zones Policy	Clause 35.08 Rural Activity Zone Schedule 1	Clause 35.07 Farming Zone Schedule 1	Council Plan 2017-2021	Municipal Public Health and Wellbeing Plan 2017-2021	Baw Baw 2050 Community Vision	Rural Land Use Review 2016	Notes:

### Peri-urban Planning Scheme Audit Benchmarking Principles

Food Production	Does the planning scheme support 'accepted agricultural practices' and 'accepted farm structures' by exempting them from the requirement to obtain a planning permit (note: other regulation may apply).	✘	✘	N/A	✘	▸	N/A	N/A	▸	▸	✘	✘	✘	N/A	N/A	N/A	✘	Default outbuilding exemptions in rural zones. Not addressed in RLUR
	Does the planning system facilitate expansion of the array of food produced - to satisfy demand for local food and expand access to local food for the community.	N/A	N/A	N/A	N/A	▸	✘	▸	▸	▸	N/A	N/A	●	●	✘	▸	Definitely supported by Council Plan and MHWP. No encouragement in the planning scheme for diverse, innovative production systems, farm gate shops or other direct marketing opportunities.	
	Does the planning system facilitate resilience against climate change, peak oil, and other threats?	N/A	✘	✘	N/A	▸	N/A	✘	✘	✘	✘	N/A	N/A	▸	✘	●	▸	Support in Community Plan has not been reflected in the planning scheme.
	Does the planning scheme support new sources of revenue on-farm, such as non-exempt agricultural uses, by taking a generally flexible and scale-sensitive approach? These might include farm-based businesses, agritourism, and direct sales.	N/A	N/A	N/A	N/A	▸	▸	✘	✘	▸	✘	N/A	N/A	●	●	▸	▸	Support in 21.07-4 could be made clearer – currently high level: <i>the popularity of alternative agricultural pursuits mean that there should be a more flexible approach to facilitating agricultural production.</i>

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Food Processing and Manufacture	Does the planning system respond to the scale of an operation and developmental needs for food processing - such as other regulatory requirements, and the infrastructure needed for packaging and distribution.	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	◐	✘	N/A	N/A	✘	N/A	N/A	✘	Silent on scale 21.07-4: Natural resources and raw materials from the Shire's forests and farms are often processed outside the Shire. Economic development will be assisted by increased local processing.
	Does the planning system provide for the on-farm sale of prepared food, if components of that food are produced or processed on the farm?	N/A	N/A	N/A	N/A	◐	N/A	✘	✘	✘	✘	N/A	N/A	✘	●	◐	✘	Strong support in the MHWP for local food systems – not backed up by the deeply conventional planning scheme.
Aggregation, Distribution and Storage (Wholesale Distribution)	Does the planning system facilitate producers self-distributing their products, especially when they have small and medium sized farms?	N/A	N/A	N/A	N/A	✘	✘	✘	N/A	◐	✘	N/A	N/A	✘	◐	●	✘	This is a very traditional planning scheme.
	Does the planning system facilitate producers' access to all types of local and regional supermarkets, restaurants and institutions- where most food is purchased- which is a necessary precursor to significantly expanding the consumption of locally grown products. This might relate to the availability of a variation of scales and types of on-farm and commercial storage, aggregation and distribution services.	N/A	N/A	N/A	N/A	✘	✘	✘	N/A	◐	✘	N/A	N/A	◐	◐	●	✘	Baw Baw 2050: Great support for local food systems. MHWP: Broad support for local food production that is accessible to community Not backed up by the planning scheme.
	Does the planning system facilitate “secondary integrated agricultural activities” on farms – such as the sale of non-farm products (where these are ancillary to the marketing of an on-farm product), and the hosting of educational and cultural events related to farming.	N/A	N/A	N/A	N/A	✘	✘	✘	N/A	✘	✘	N/A	N/A	✘	✘	●	✘	Educational uses and place of assembly (in some zones) are prohibited so would have to provide a legal planning argument for support.
	Does the planning system facilitate personal relationships among producers and consumers whose collective desire is to eat food that is healthy, fresh, tastes good, and to support those who produce it. This might encompass farmers markets, food hubs, shared marketing, shared distribution, regional brand development.	N/A	N/A	N/A	N/A	✘	N/A	✘	N/A	✘	✘	N/A	N/A	✘	◐	●	✘	Planning would require specific policy references – markets, food hubs, shared assets for distribution on farms. Goes against most policy direction to discourage commercial uses not directly related to the farm business.

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Nutrient Management	Does the planning system facilitate the prevention of nutrient losses in the environment, moving away from waste management to nutrient management? And	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	✘	N/A	N/A	✘	N/A	◐	✘	
	Does the planning system facilitate the production and use of compost as a valuable component of sustainable farming operations?																	
	Does the planning system facilitate sustainable agriculture practices – for example, environmental stewardship that supports soil health and biodiversity conservation/enhancement, prevents manure and fertilizer runoff, reduces soil erosion and prevents livestock access to waterways. This may be achieved with buffers and setbacks that relate to the scale of the use/development.	N/A	N/A	◐	N/A	◐	N/A	✘	◐	✘	◐	N/A	N/A	◐	N/A	●	●	

## Summary recommendations:

### Note for all Council Matrices

The Farm to Plate Victorian Peri-Urban Planning Scheme Audit defined the problem via a literature review, VCAT review, and a review of state and local government policy reforms, using this information to make recommendations for local planning scheme content within each Council matrix. Relevant content from publicly available, local Council strategies and plans has also influenced the recommendations. Possible changes to the wording in local policy to support local sustainable food systems have been proposed below (refer strike-through and blue text). However, planning schemes are dynamic and there can be no guarantee that the policy content that was reviewed here remains the same at time of reading.

### Locally relevant documents:

Investigate the incorporation in the planning scheme of elements from the *Baw Baw 2050 Community Vision* and the *Municipal Health and Wellbeing Plan 2017-2021*, where there is great support for local food systems. Relevant strategies include:

6.1 The agricultural community and industry is growing, diverse and innovative.

6.4 Boutique industries develop local and specialised products from small agricultural land holdings.

6.5 Locally grown food production provides, fresh, healthy and affordable food to the community.

Planning implications are noted in the document, including the need to review and update local planning policy/zoning/overlays/planning provisions relating to agriculture and industry; value adding uses on agricultural land; the facilitation of local food production and sales.

There is also potential policy support for agriculture, processing and distribution in the state government publication: *Gippsland – Invest in Victorian Agriculture and Food (2018)*.

However, there is not a lot of existing local policy to work with, as this is a very conventional planning scheme in terms of its treatment of agriculture. The best option would be a new local policy written to support diversification opportunities

For questions relating to the matrix content, please contact Linda Martin-Chew at E: [info@planitrural.com.au](mailto:info@planitrural.com.au).

and emerging distribution channels, which would facilitate local food production and local food access for the community. Notwithstanding, some possible opportunities are provided below.

### Clause 21.06-6 (Farmland and Soil Quality)

Policy could be strengthened in line with the *Baw Baw 2050 Community Vision*.

The existing policy direction for this clause is the protection of agricultural land, with limited opportunity for encouraging diversity and innovation. Some potential options are (existing content black text/proposed content blue text):

Strategy 1.1 Encourage agricultural activity that is environmentally sustainable, including farms employing emerging agricultural practices that are regenerative and agroecological.

Strategy 1.2 Encourage development which supports the protection of the primary use of the land for agricultural production, including secondary integrated agricultural activities which facilitate direct marketing to consumers.

This recommendation is based on the opportunities for diversification outlined in *Baw Baw 2050 Community Vision* (and detailed above), in combination with investment and diversification opportunities outlined in *Gippsland – Invest in Victorian Agriculture and Food (2018)* at pages 5 and 6.

### Clauses 21.07-3 (Economic Activity – Primary production) and 21.07-4 (Secondary and Tertiary Sectors)

Policy could be strengthened in line with the *Baw Baw 2050 Community Vision*.

Whilst this clause would appear to be relevant to the local food system, there is little to work on in order to reflect the strategies in the *Baw Baw 2050 Community Vision*. One possible opportunity is provided below:

Clause 21.07-3 Strategy 1.1 Facilitate opportunities to expand and value add to raw products, taking a scale-sensitive approach to include small, medium and large sized farms seeking to process and self-distribute their products.

This recommendation is based on the opportunities for diversification outlined in *Baw Baw 2050 Community Vision* (and detailed above), in combination with investment and diversification opportunities outlined in *Gippsland – Invest in Victorian Agriculture and Food (2018)* at pages 5 and 6.