



# City of Greater Geelong

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



**KEY:**

- ✘ No support
- Some support (could be augmented).
- Strong support
- N/A Not applicable

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.

		Geelong Planning Scheme: PPF											Geelong Planning Scheme: Zone Schedules		Council Plans, Policies, Strategies				
		Clause 11.01-R Settlement - Geelong G21	Clause 11.03S 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 14.01-1R Protection of Agricultural Land - MM	Clause 14.01-2S Sustainable Agricultural Land Use	Clause 17.01-1S Diversified Economy	Clause 21.07-4 Economic Growth Sectors + 21.07-5 Rural Areas	Clause 22.05 Agriculture, Rural Dwellings, and Subdivision	Clause 22.64 Discretionary Uses in Rural Areas	Clause 35.06 Rural Conservation Zone Schedules	Clause 35.07 farming Zone Schedule	Council Plan 2018-2022	COGG MHWP 2018-2021	Sustainable Agribusiness Strategy Region G21 2017-2022	Bellarine Peninsula Localised Planning Statement 2015	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	✘	✘	N/A	N/A	✘	✘	Default outbuilding exemptions in rural zones. Agribusiness Strategy acknowledges land use planning can be a barrier to food production/processing.
	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	N/A	✘	✘	●	▸	LPS prioritises an "open farming landscape" with preferred uses viticulture, horticulture, crop raising and grazing.
	Does the planning system facilitate resilience against climate change, peak oil, and other threats?	N/A	N/A	✘	✘	N/A	N/A	▸	N/A	✘	✘	✘	N/A	N/A	▸	✘	✘	✘	
	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	▸	▸	✘	✘	✘	N/A	N/A	✘	N/A	●	✘	

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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	N/A	N/A	●	✘		
	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	✘	✘	✘	N/A	N/A	✘	✘	✘	✘		
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	N/A	✘	✘	●	✘		
	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	N/A	✘	✘	◐	✘		
	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	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	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?	N/A	N/A	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	N/A	N/A	◐	✘	✘	✘	Waste and Resource Recovery Strategy has food organics processing facility as a future action.
	Does the planning system facilitate the production and use of compost as a valuable component of sustainable farming operations?	N/A	N/A	N/A	N/A	N/A	N/A	✘	N/A	✘	✘	✘	N/A	N/A	◐	✘	✘	✘	Waste and Resource Recovery Strategy has food organics processing facility as a future action
	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	✘	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:

Only the Rural Land use Strategy has been implemented and it is showing its age – very conventional content. Sustainable Agribusiness Strategy Region G21 2017-2022 not implemented.

It is recommended that the Council investigate the incorporation into the scheme of elements from the Sustainable Agribusiness Strategy Region G21 2017-2022. Relevant content includes:

- Our market is largely a domestic market, which is fertile ground for our food and wine (page 4)
- An identified opportunity is “appropriate land use planning” (page 5).
- Priority 1 is “grow our markets” (page 7). One strategy to achieve this is “promote the availability of quality local produce to the regional community”. The related action (2.1) is to “promote the presence of local producers, “food trails” and “farmers’ markets” as a source of local fresh and quality produce”.
- Priority 2 is “Develop our people and their businesses” (page 8). One identified issue is that “a key area of need for small-scale agrifood businesses is compliance with regulations that have been designed for larger businesses with the skills and capacity to comply more easily”.

- Action 8.3 (page 8) is to “acknowledge and promote agribusiness that are undertaking landscape restoration for agriculture, aesthetics and ecological outcome”.
- Priority 3 (page 9) is to “encourage innovation and collaboration”. Strategy 10 in this section is to promote the extension of local supply chains. Action 10.1 is to investigate a suitable process for developing a greater understanding of the range of local producers and their products. Action 10.2 is to identify and promote opportunities for increasing the use of local providers of goods and services by regional agribusinesses. Action 10.3 is to foster business models that enable smaller producers to distribute their goods to markets beyond the region.
- Priority 4 (page 10) is to build enabling infrastructure. Issues relating to regulation include the issue that “often the regulatory environment has evolved in response to one type of business development and/or community need but has not changed at the same pace as business practices. This can result in regulation that has a “one size fits all” approach even though the needs and practices of different scale businesses may differ significantly. This approach can stifle innovation and impose prohibitive costs on businesses, especially small and medium size enterprises that have limited excess capacity and/or slim margins”. Strategy 14 in response to this issue is to streamline planning approvals. Relevant actions include:
  - ◆ 14.2 Promote the Victorian Government’s Agribusiness Development Facilitation Model to help proponents understand and navigate the development approval process.
  - ◆ 14.2 Investigate the efficacy of streamlining the number of local planning schedules in the planning scheme to simplify planning policies and processes.
  - ◆ 14.3 Advocate to State Government to revise and update the industry codes of practice related to intensive animal production, including relevant biosecurity buffers.
  - ◆ 14.4 Advocate to State Government to broaden the definition of farm-gate sales in the farming zone to facilitate the growth of small agrifood and agritourism businesses.

None of the existing policy lends itself to this content – a new clause relating to economic development in rural areas is required to give full justice to the significant opportunities from the above document.