



Shire of Hepburn

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.

		Hepburn Planning Scheme: PPF									Hepburn Planning Scheme: Zone Schedules		Council Plans, Policies, Strategies		
		Clause 11.03 – 3S S Peri-Urban Ares	Clause 11.03-5S Distinctive Areas and Landscapes	Clause 14.01-1S Protection of Agricultural Land	Clause 14.01-2S Sustainable Agricultural Land Use	Clause 17.01-1S Diversified Economy	Clause 21.08 Rural Land Use and Agriculture	Clause 22.04 Rural Land	Draft Clause 14.01 -1L Protection of Agricultural Land – New dwelling and Subdivision – PPF Format	Draft Clause 14.01 -2S (L?) Rural Enterprises - PPF Format	Clause 35.06 Rural Conservation Zone Schedules	Clause 35.07 Farming Zone Schedule	Council Plan 2017-2021	Hepburn MHWP 2017-2021	Notes:
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.
	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	✘	✘	PSR recommends updating 21.08 and reviewing 22.04 (refer draft policies). Draft 14.01-2S (L?) discourages value adding uses that supplement farm income and increase access to food such as place of assembly, café, farm stay.
	Does the planning system facilitate resilience against climate change, peak oil, and other threats?	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	▸	▸	▸	✘	✘	✘	✘	✘	✘	✘	Draft 14.01-2S (L?) discourages value adding uses that supplement farm income and increase access to food such as place of assembly, café, farm stay. As such, the proposed planning scheme changes decrease existing support for this principle.
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	
	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	▸	✘	✘	✘	✘	✘	✘	✘	Draft 14.01-2S (L?) discourages value adding uses that supplement farm income and increase access to food such as place of assembly, café, farm stay. Interesting, when 14.01-2S encourages farm related retailing.

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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	✗	✗	✗	✗	✗	✗	✗	✗	✗	✗	
	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	✗	✗	
	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	✗	✗	Educational uses and place of assembly (in some zones) are prohibited so would have to provide a legal planning argument for support. Draft Clause 14.01-2S (L?) discourages place of assembly.
	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	✗	✗	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.
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	Ⓜ	✗	Council Plan has the re-use of green waste as an 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	Ⓜ	✗	Council Plan has the re-use of green waste as an 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	✗	✗	

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:

- Council Plan 2017-2021 recommends the implementation of the Rural Land Use Study. The one that was supplied by Council dates from 1999. As such, it is out of scope.
- Agricultural Profile 2018 was provided by Council when the Agricultural Sector Development Plan was requested. It is not designed for implementation into the planning scheme and is content free in relation to food systems. It is to support the development of an Agricultural Sector Development Plan.

Hepburn Planning Scheme Review:

At the time of conducting the audit above, the Hepburn Planning Scheme Review was on public consultation. The draft planning scheme content was disappointing from a food systems perspective, in that it seeks to reduce the scope of secondary integrated agricultural activities on farms. The fact that this Council clearly seeks to move in a different direction makes it impossible to recommend content that would better support the benchmarking principles.

Although the proposed strategies at draft Clause 14.01-2S (L?) include content to encourage local value-adding and processing (presumably of agricultural commodities), they place equal weight on preservation of the natural landscape and its amenity. The clause also directly discourages “the use and development of rural land for accommodation, food and drink premises, place of assembly or shop”. It is disappointing to see draft planning policy (rural enterprises) that erodes existing support for on-farm value-adding, retailing and diversification, particularly as these secondary uses that bring consumers to the farm are only successful if the farm activity that is carried out retains the high landscape values. It is also a surprising outcome of the planning scheme review in a region where the artisanal farming cohort is quite active and engaged.

The status of the Planning Scheme review is not clear from the website, noting there were clearly many submissions for Council to consider.