

## Draft rural land use strategy

# Subdivision summary

### Introduction

Macedon Ranges Shire Council completed the shire's inaugural Rural Land Strategy in 2002. The Strategy identified critical issues facing the shire arising from growing competition for rural land. The Rural Land Strategy 2002 became part of the Planning Scheme in 2006 and is the basis of Council's policy today. Since 2006 there have been changes in the shire's rural areas, a raft of state and local strategies have been adopted and Ministerial amendments to the suite of rural zones have been gazetted.

All of these have implications for rural land use and development. To address these changes, the Macedon Ranges Shire Council has prepared this draft Rural Land Use Strategy to update the rural framework plan and policy directions for rural land. This has regard for the changing nature of rural land use, the strategic and policy context and the unique circumstances associated with Macedon Ranges Shire's peri-urban location.

Rural areas in the Macedon Ranges have a long history of subdivision, which, over time, has resulted in significant fragmentation of land holdings in rural areas. The research undertaken in preparation of the Draft Rural Land Use Strategy found that there is a considerable supply of lots at a range of sizes such that further subdivision for genuine agricultural purposes will be rarely required.

**Over 8,563 lots**

in the farming and rural conservation zones

**68%** under 40ha

**47%** have a dwelling

Most new houses in rural areas were constructed between

**Riddells Creek and Malmesbury**

**78%** of new houses in the farming zone were built on lots above the minimum size threshold

### Overview

As agriculture remains an important part of the character and economy of the shire, planning policy should support agriculture by protecting productive agricultural land from further fragmentation and uses that would introduce land use conflict with agriculture. Housing and employment will be accommodated in established towns within clearly defined settlement boundaries and non-urban breaks will be maintained between settlements.

## The draft rural land use strategy is now open for consultation

Further details on this consultation can be found here: [mrsc.vic.gov.au/yoursay](http://mrsc.vic.gov.au/yoursay)

You can also find copies of the Rural Land Use Strategy, other strategy summary documents, and details of the engagement program on this web page as well.

Submissions should be addressed to:  
**Rural Land Use Strategy Submission,  
C/- Macedon Ranges Shire Council**



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## Draft response

In response to this, the Draft Rural Land Use Strategy seeks to avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land; and give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

## Future subdivision

Any future subdivision should seek to provide lots that are suited to the predominant agricultural activity of the locality, including broadacre grazing and cropping. To ensure this occurs, the Draft Rural

Land Use Strategy proposes that the minimum lot size for subdivision be 100ha, as is currently the case for the majority of rural land in the Farming Zone. This lot size minimum is set, not to reflect the size of an average farm enterprise, but to break the nexus between subdivision and dwellings and afford Council the opportunity to ensure that a new dwelling in the Farming Zone is genuinely required for an agricultural purpose. Subdivision to create lots for new dwellings will be directed towards existing settlement, and away from rural areas.

