

7.11 Regenerative Village developments

- (1) The aim of this clause is to encourage and facilitate the development of rural villages that are designed and constructed as a singular, integrated project, for the enhancement and regeneration of environmental systems by—
 - (a) enabling the provision of a renewable energy micro-grid, integrated with a water micro-grid to generate, store, and distribute energy and water, to substantially meet the needs of the village community.
 - (b) enabling the development of a comprehensive, diverse, and regenerative food system, to maximise food production in close proximity to food consumption.
 - (c) enabling the design of energy, water, and food infrastructure as an integrated, nature-based, ecosystem established concurrently with the construction of the built environment.
 - (d) enabling people who collectively own a single lot to erect on that lot multiple dwellings, as well as work, education, care, entertainment, and other shared spaces, without subdividing the lot, and
 - (e) enabling the sharing of spaces, facilities, assets, and resources to allow a wide range of collaborative living opportunities at a lower cost and lower energy demand, and
 - (f) facilitating development on rural land (preferably in a clustered style) without creating a demand for the unreasonable or uneconomic provision of public amenities or services, and
 - (g) creating opportunities for an increase in rural populations.
- (2) This clause applies to a lot if it is in an area that is identified as a “Potential Regenerative Village Development Area” on the Potential Regenerative Villages Development Map.
- (3) Any application for a regenerative village must include a concept plan and site-specific development control plan indicating the following:
 - (a) the proposed location and characterisation of the various land uses, and
 - (b) the location and management requirements for supporting infrastructure.
- (4) Development consent may be granted to development for the purpose of a Regenerative Village on a lot to which this clause applies if the consent authority is satisfied that—
 - (a) the development is consistent with the aims of this clause, and
 - (b) the land is a single lot (or will be consolidated into a single lot) with an area of not less than 40 hectares, and

- (c) a minimum area of 5 hectares is retained or rehabilitated with local indigenous vegetation, preferably contiguous with a similarly vegetated area on adjoining properties, and managed to support local fauna, and
- (d) adequate vehicular access is provided to the lot from a bitumen sealed public road, and
- (e) the village will provide no more than 200 bedrooms, arranged so that they may be characterised as multi-dwelling housing, co-living housing, shop-top housing, hotel or motel accommodation, caravan park, or any combination of these, and
- (f) no less than 150 bedrooms and associated dormitory facilities will be offered with security of tenure for permanent residents, and
- (g) the enclosed shared spaces provided for work, education, care, eating and drinking, entertainment and community engagement shall have a total floor area of:
 - (i) not less than the sum of the private areas provided for bedrooms and associated dormitory facilities, and
 - (ii) not more than a multiple of two times the sum of the private areas provided for bedrooms and associated dormitory facilities.

Note: Infrastructure or other community facilities and services should be scaled to meet the needs or respond to the demand generated by the new community within the development. Any infrastructure or community facilities that seek to serve the broader community with the intention of offsetting development contributions should be included in an offer to enter into a planning agreement.

- (h) retail premises are relatively small in scale, primarily involved in the sale of excess produce from agricultural and light industrial activities on the site, and
 - (i) light industrial uses primarily involve the conversion of waste materials into usable resources or products, and
 - (j) the development is not likely to cause any land use conflicts with existing agricultural and other rural land uses being undertaken on neighbouring land, and
 - (k) any part of the land that is identified as prime crop and pastureland shall be used for agricultural purposes, and
- (5) Development consent must not be granted under this clause unless the consent authority has taken into consideration an infrastructure and services plan that outlines the nature, extent, and timing of delivery, as well as ongoing operation and management arrangements for the following—
- (a) water supply, storage, quality management, and distribution to service all activities on the site,
 - (b) sewage management,
 - (c) flood risk management,

- (d) stormwater management,
 - (e) electricity generation, storage, and distribution,
 - (f) food production, processing, storage, and distribution,
 - (g) waste management,
 - (h) building and facilities management,
 - (i) bushfire management,
 - (j) access to and movement within the site, including the provision of any shared vehicles as well as the internal roads and pathways,
 - (k) flora and fauna care and management to ensure the protection and enhancement of the biodiversity of the land.
- (6) Any subdivision of land that has been, or is proposed to be, developed under this clause must be carried out in accordance with the provisions of the Community Land Development Act 2021.
- (7) Where this clause is inconsistent with any other clause in this planning instrument, this clause shall prevail to the extent of that inconsistency.