

22.0419/01/2006
VC37**AGRICULTURE**

This policy applies to all land in the Rural zones.

Policy Basis

Agriculture is a major economic activity in the Shire. Rural planning must be flexible to respond to changes in agriculture and must ensure the productive potential of the land resource is not compromised. This policy builds on the MSS objectives and strategies in Clause 21.08 to encourage ecologically sustainable farm management practices.

Objectives

- To protect the productive capacity of agricultural land.
- To promote sustainable use and management of agricultural land.
- To prevent land use conflicts between agricultural uses and other land uses.
- To support the diversification of agriculture and processing of local agricultural products.
- To prevent fragmentation of agricultural land.

Policy*Exercising discretion*

Where a permit is required for use or development it is policy to:

- Ensure that land capability is taken into account in the assessment of land use and development proposals. Proposals demonstrating consistency with land capability studies, salinity management and other relevant natural resource studies will be encouraged.
- Strongly discourage the conversion of land to non-soil based use and development.
- Encourage proposals to retain agricultural land in productive units and strongly discourage proposals that would lead to fragmentation of agricultural land into less productive units.
- Encourage sustainable agricultural industries which demonstrate the use of whole farm plans will be encouraged.
- Strongly discourage non agricultural use of rural land except in circumstances where an industry or rural dependent enterprise is linked to the agricultural use of the land.
- Encourage intensive agricultural industries to be located and managed having regard to soil and water quality, the adequacy of infrastructure services and the potential to affect the amenity of surrounding land uses and developments.

Where a permit is required for use, development or subdivision, it is policy to:

- Require a Farm Plan to accompany an application to provide a lot for a rural dependent enterprise. The Farm Plan should demonstrate that the subdivision will not affect the viability of the remaining rural land.
- Require an application to demonstrate how the proposal will impact on existing or proposed infrastructure such as roads and drainage channels.