

22.0326/02/2009
C34**HOUSES AND HOUSE LOT EXCISIONS IN RURAL AREAS**

This policy applies to all land within the Farming Zone.

Policy Basis

Agriculture is still the major land use in the Shire and a significant component of the economy. The Shire is committed to facilitating sustainable agriculture and protecting the long term supply of productive agricultural and horticultural land. There is need to avoid fragmentation of land suitable for rural production by discouraging subdivision and houses that are unrelated to the rural use of the land. It is also important to ensure that farm production is not compromised or adversely affected by residents living in rural areas.

Objective

- To ensure that subdivision and dwellings in rural areas are required to increase agricultural productivity.
- To minimise the potential for adverse impacts on farm production through land use conflicts.

Policy

It is policy to:

- Discourage subdivision and dwellings unless they are directly related to the agricultural use of land.
- Discourage non agricultural use and development in areas of productive agricultural land.
- Encourage the consolidation of small lots.
- Ensure that lots created under Clause 35.07-3 have a maximum area of two hectares.
- Maintain the right of existing farms to continue their operations without being adversely affected or constrained by residential concerns.
- Include the following requirements on a permit to excise a lot for a dwelling where it is considered this would facilitate ongoing agricultural use of the remaining land:
- Consolidate of the remaining land with the title of an existing farm; or
 - If the remainder land is less than 40ha, require the landowner to enter into an agreement under S173 of the Planning and Environment Act that no further applications will be made to erect a dwelling on the balance allotment.