

AGRICULTURE & RURAL ZONE DECISION RULES

| Decision Rule  | Rationale  |
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| <b>Current land use patterns</b>   | Titles that have characteristics that are suitable for either the Rural or Agriculture Zone (based on State – Zone Application Framework Criteria) will be <b>zoned based on surrounding titles with the chief aim of providing a consistent land use pattern. Generally, lots previously zoned Rural Resource will be translated directly to the Agriculture zone</b> with the aim of protecting Agricultural Land.   |
| <b><i>Once the preferred land use pattern is established, the following criteria should be considered:</i></b>   |  |
| A <b>Minimum of three titles</b> (where feasible)  | To avoid spot zoning of individual titles there should be a minimum of 3 title to be investigated (depending on size and scale of titles) for a zone which will work towards providing a more consistent zoning pattern.   |
| <b>Adjacent titles owned by same entity to be included in the same zone when possible</b>  | Adjacent titles under same ownership are most likely farmed in conjunction. By zoning these titles under same zone land holders will have consistency of Planning Scheme permitted uses.   |
| Titles mapped ' <i>potentially constrained</i> ' (under State Agricultural Mapping) to be <b>zoned Agriculture if surrounding adjacent land use is commercial scale agriculture.</b> | By zoning adjacent potentially constrained titles as Agriculture zone, these titles will ensure the potential proposed future uses that could further constrain agricultural activities will be limited.   |
| <b>Agricultural enterprises with commercial scale characteristics zoned Ag</b> unless significantly constrained by surrounding uses  | Titles with Commercial-scale characteristics are to be prioritised for the Agriculture Zone to provide optimal Planning Scheme protection. However, in a situation where the commercial scale characteristics are anomalous to surrounding land uses and zoning, with limited potential for expansion, it is likely that an alternate zone (such as Rural) will be more appropriate to ensure zoning pattern consistency.  |
| <b>Mining Leases are to be zoned Rural</b>   | Extractive Industry is a permitted use in the Rural Zone, but is discretionary in the Agriculture Zone. By zoning as Rural, landowners will have greater certainty relating to extractive industry than would be the case if zoned Agriculture. However, location, size and surrounding land uses will also be considered to ensure a consistent zoning pattern that reflects the predominate use.   |
| Titles with <b>significant natural values will be recommended for an alternate zone</b> to Agriculture.  | The purpose of the Agriculture Zone is to prioritise the protection of agricultural land. However, if it is deemed that the future agricultural potential of an area is constrained due existing natural values, then an alternate zone such as Landscape Conservation, Environmental Management, or Rural might be more appropriate. Landscape Conservation will be prioritized where the land is subject to greater public exposure. <i>For Environmental Management zone use and justification see Section 3 of the associated CHC LPS supporting report.</i> |
| Plantation or native vegetation can be zoned either Ag or Rural  | Non-agricultural development is permitted in both the Rural & Ag Zone however the Ag Zone has stricter provisions as to the non-agricultural activities can occur on it. Most State forest reserve land will be zoned Rural, however where the plantation forms a part of an individually owned farm, there is a greater chance the land will be   |

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| <p>Titles utilised for <b>Resource Processing will be zoned Rural</b> where appropriate</p>   | <p>Resource processing is a permitted use in the Rural Zone, but is discretionary in the Ag Zone. By zoning as Rural, land owners will have greater certainty relating to resource processing than would be the case if zoned Ag. However, location, size and surrounding land uses will also be considered to ensure a consistent zoning pattern that reflects the predominate use.</p>  |
| <p>Titles with existing Private Timber Reserves <b>(PTRs) will be zoned Rural</b></p>   | <p>Any PTR owned by a commercial forestry company that has a PTR that is attached and contiguous to proposed Rural Zone will be included in Rural Zone. Then if other PTRs are also attached and contiguous with Rural Zone they will also be considered for Rural Zone. Surrounding titles with Rural characteristics will also be included in Rural Zone if it provides more appropriate zoning consistency and continuity.</p> |
| <p>Prime Agricultural land only considered for <b>alternate zoning from Ag Zone if significantly constrained</b></p>  | <p>Prime Agricultural Land (Land Capability Class 1, 2, 3) as a default rule has been included in the Agriculture Zone. However, there may be instances where this land is significantly constrained by adjacent land use and localised characteristics. In these instances, alternate zoning will be considered.</p>   |
| <p>Resource Development activities should not occur in the Environmental Management Zone</p>  | <p>The purpose of the Environmental Management Zone is to provide for the protection and conservation of land with significant ecological, scientific, cultural or scenic values. Hence resource development activities should be more appropriately zoned Rural where resource development is prioritised or if on land with agricultural potential then be zoned Agriculture.</p>   |
| <p>Alternative zones to Ag or Rural considered more appropriate for an area will be flagged for Council to further consider</p>   | <p>There may be instances where an alternate zone to Ag or Rural is considered more appropriate due to existing land use, surrounding land use, zoning and constraints. In these instances, the area will be flagged for Council to further consider alternate Zones.</p>   |
| <p>Split zoning of titles to only occur in exceptional circumstances</p>  | <p>Split zoning is only to occur on titles that have significantly divergent agricultural potential. This will generally only occur on larger titles.</p>   |
| <p>If there are significant existing irrigation water resources or potential for developing irrigation water resources the preferred zoning for the area of interest is Agriculture</p> | <p>Irrigation water resources are integral to agricultural productivity, diversifying and risk management. Although the Ag mapping project erred on the side of caution for retaining irrigation water resources in the Agriculture zone, this factor needs to be reconsidered to include potential for on-farm storage when examining constrained areas of interest.</p>   |