PSP 11
RURAL SUBDIVISION BELOW 200HA

Planning Scheme Policy No.11 – Rural Subdivision Below 200ha

1.0 EXPLANATION

(1) This Policy sets out details to guide reconfiguration of a lot below 200ha in accordance with the provisions of Part 3, Division 2, Section 3.2 of the planning scheme prepared under the *Integrated Planning Act 1997*, ie. the Rural Locality.

(2) Any application for reconfiguration of a lot below 200 hectares is to demonstrate that the excised lot(s) is/are capable of sustaining particular primary production activities, together with suitable area for a Dwelling House free of constraints from off-site activities including other primary production, extractive industries and services and utilities including roads.

2.0 CRITERIA FOR ASSESSMENT

(1) The predominant purpose for the reconfiguration is to create lot(s) for primary production.

(2) Any application to reconfigure lots below 200 hectares is to demonstrate that the excised lot(s) is/are capable of sustaining particular primary production activities, together with suitable area for a Dwelling House free of constraints from off-site activities including other primary production, extractive industries and services and utilities including roads.

(3) Primary production includes agriculture, horticulture, animal husbandry (whether or not intensive), flowers, ornamental (as opposed to landscape) plants or succulents on a commercial basis.

(4) "Sustaining" means:
Financial - capable of sustaining a family unit whereby income is derived from on-farm primary production activities, to be established by a Business Plan.
Environmental – capable of sustainable long term production with no net loss of environmental values, to be established by a Land Capability and Environmental Assessment Report.

(5) The lot has sufficient area to provide for sustainable primary production plus suitable area for a Dwelling Unit including curtilage.

(6) Each created lot has reticulated electricity or is capable of being connected to reticulated electricity.

2.1 Business Plan

(7) To be prepared by a suitably qualified person with demonstrated qualifications and/or experience in the field of business planning for agricultural areas and activities.

(8) The Business Plan shall address the capacity of the lot to generate income to sustain a family unit in a manner consistent with sustainable use of the lot in accordance with the Land Capability and Environmental Assessment Report.

(9) The Business Plan shall address viable alternative rural industries to demonstrate flexibility of the lot as a sustainable unit to respond to fluctuating farm economics.

2.2 Land Capability and Environmental Assessment Report

(10) To be prepared by a suitably qualified land consultant.

(11) The report shall assess the agricultural land class(es) of the subject land with regards to *SPP 1/92 – Development and the Conservation of Agricultural Land.*

(12) The report shall discuss land capability and constraints with regards to:

- Climatic limitation other than rainfall
- Moisture availability for crop growth

- Effective soil depth
- Soil physical factors affecting crop growth (eg. Surface crusting, hard pans, cementation, etc)
- Soil nutrient fertility
- Soil salinity or sodicity
- Topography
- Matters affecting workability of the soil (eg. Rockiness, stiff clay, etc)
- Susceptibility to erosion
- Susceptibility to flooding

(13) The report shall assess whether the land is capable of sustained production of the primary production proposed, including the need for rotation and spelling.

(14) The report shall address the requirement for water supply or irrigation to sustain the primary production, and the availability of an adequate water supply and whether or not the water supply is subject to tradeable rights.

(15) The report shall address the potential for off-site impacts to existing land uses or features, including areas or sites of high conservation or environmental value.

(16) The report shall address the suitability of the lot for the production of other crops or rural products.

2.3 Suitable area for a Dwelling House plus curtilage

(17) Demonstrate ability to comply with the *Dwelling House Relatives Unit and Caretakers Residence Code*.

(18) Demonstrate ability to comply with the *Planning Guidelines – Separating Agricultural and Residential Land Uses.*