

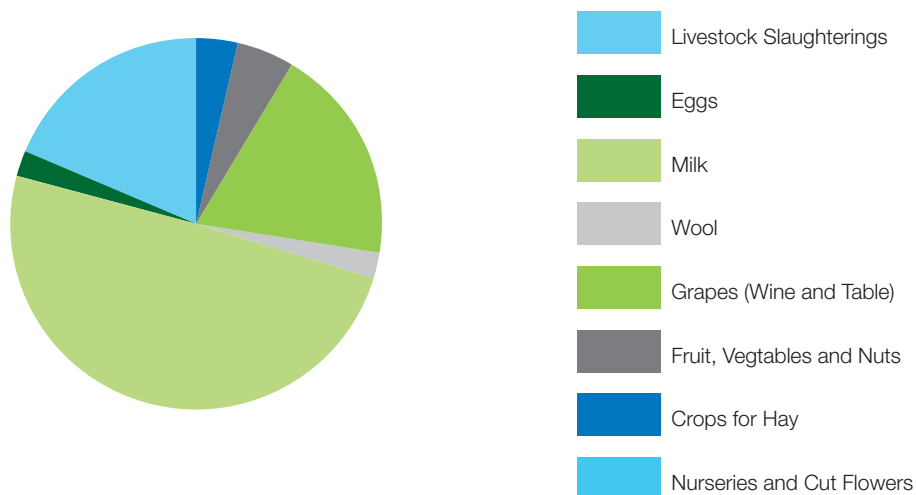
Supporting Agriculture

Draft Local Planning Scheme No.2



What is it?

Agricultural output in the Shire is worth around \$80m, and is the second largest employment area. The Shire forms part of the Margaret River wine region, regarded internationally for its premium wine production, and contains the Scott River plain, which is of regional and state significance for milk production. Key industries in the Shire include dairy, beef, fruit, vegetable and raw milk production.



Our current approach is.....

There are currently two agricultural zones being 'general' and priority agriculture. This gives the impression that one zone (priority) is more important in terms of its contribution to agricultural production and hence worthy of a greater level of protection.

Subdivision is permissible to a minimum lot size of 40ha, subject to the land containing good quality soils for agriculture. This requirement incentivises subdivision of the best quality agricultural land.

The ability to have two dwellings on a rural property is prohibited in most instances and ancillary dwellings are limited in size, which is an impediment to families remaining 'on farm'.

What is changing?

Close to 35 per cent of land within the Shire is zoned for agriculture, and the development and use of this area is significant not only in terms of food production, but for economic development (exports), tourism experiences, and its inherent landscape values and visual character.

There are a sufficient smaller agricultural lots which exist throughout the Shire to cater for niche agricultural operations. Further subdivision of lots is considered to be contrary to the needs of the agricultural industry and invites the potential for land use conflict between farmers and lifestylers. The Scheme prohibits further subdivision in the rural zones.

Supporting Agriculture Draft Local Planning Scheme No.2



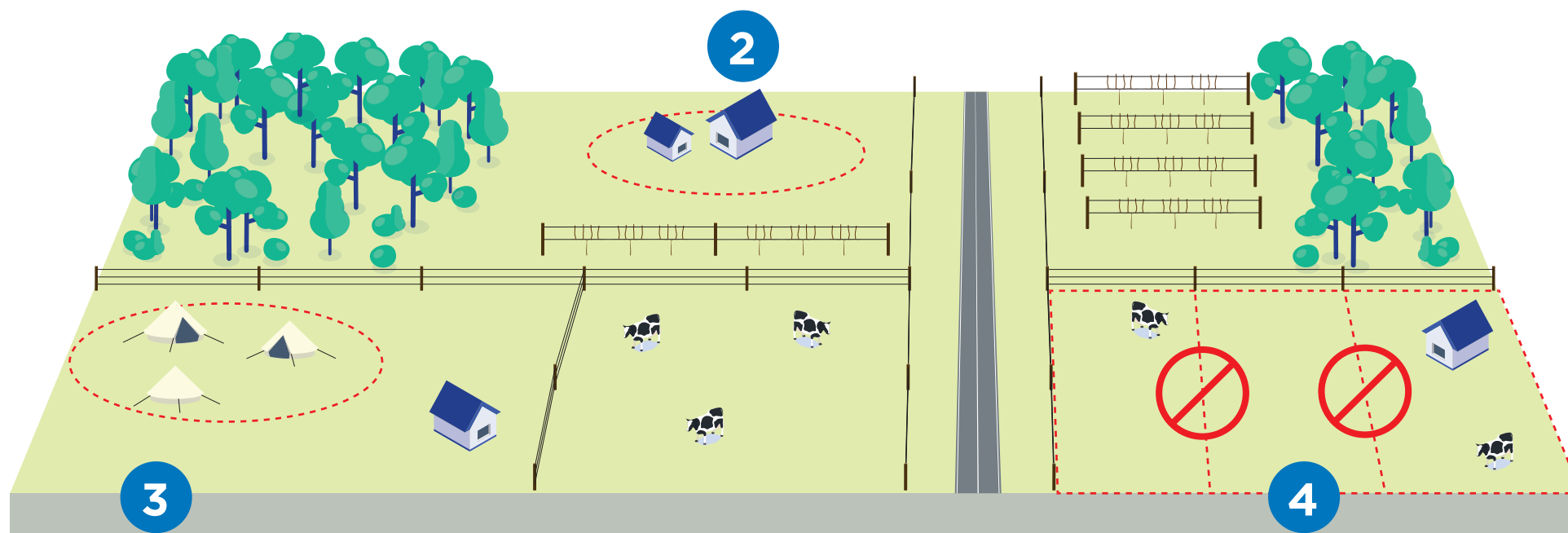
How will the Scheme achieve this?

1. One Rural zone

Local Planning Scheme No. 2 combines the General and Priority Agriculture zones into one 'Rural' zone, which places a strong focus on the protection of agricultural land as a resource.

2. Allowing families to stay on farm

LPS2 maintains the current prohibition on 'second dwellings' in the Rural zone. However, the Scheme increases the size of already permissible 'ancillary dwellings' or granny flats from 70m² to 120m². This will allow retiring farmers the ability to live comfortably without having to leave the farm.



3. The potential for diversification

In order to provide an opportunity for farmers to diversify their income and to allow for authentic rural experiences for visitors, limited tourism and hospitality development is permitted on rural land. Such uses which will be required to integrate with existing agricultural endeavours, be designed to maintain the rural aesthetic of the zone and minimise chances of land use conflict.

4. Preventing further subdivision

LPS2 places a prohibition on the subdivision of land in the Rural zone, except in limited cases as set out by State Government policy which allows for conservation-based subdivision to protect areas of farmland with intact native vegetation.