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C35**HOUSES IN THE FARMING ZONE**

This Policy applies to the use and development of land for dwellings in the Farming Zone that require a planning permit.

Policy Basis

The maintenance and development of agricultural production and to minimise the use of productive agricultural land for non productive uses and developments is important. The residential use of existing lots may lead to the loss of productive land. The Shire has a large number of existing small crown allotments. Services and infrastructure, particularly roads, cannot be provided to a large number of existing lots.

Objectives

To ensure that the use of existing crown lots will not result in the loss of productive agricultural land or land use conflict with adjoining and nearby agricultural uses.

To provide for the construction of houses on rural lots when the house is associated with and required to support a commercial agricultural enterprise.

To require the upgrading of infrastructure services including access roads as a pre-requisite for the development of houses on rural lots at the developers expense.

Policy

It is policy that:

- Permits for houses on lots on a plan of subdivision created prior to the introduction of a planning scheme only be supported when:
 - The land is of low agricultural value, or where there will not be a loss of productive agricultural land.
 - The application is accompanied by a report showing how the proposal is consistent with the purposes and provisions of the zone.
 - The application can demonstrate that the proposal is either directly related to the maintenance and development of agriculture or does not compromise continued agricultural production.
 - The house can be accessed by services including an all weather access road constructed to the satisfaction of the responsible authority with the cost of construction borne by the applicant.
- The location, siting and proposed works will not compromise or limit the continued use of adjoining and nearby land for agricultural purposes.
- Proposals for houses be on lots of at least 20 hectares.