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C25**DEVELOPMENT IN RURAL AREAS REQUIRING BUFFER DISTANCES**

This Policy applies to applications requiring planning permits for the use or development of land in the Farming Zone where buffer distance separations are required to protect the amenity of adjoining or nearby properties and land uses. It excludes public infrastructure facilities.

Policy Basis

A range of agricultural industries and developments require buffer distances to protect the amenity of adjoining or nearby properties and land uses. Council supports such uses particularly where they are associated with the generation of local employment, are ecologically sustainable and they provide for further value adding industries.

A large area of the northern sector of the Shire as identified in the proposed Strathbogie Special Use Precinct, is under investigation because it appears to be particularly suited to enterprises requiring buffer distances. The area is accessible to employment sources, is well served by access to arterial roads and contains large property holdings and a limited number of residences. The area appears able to support uses requiring buffer distances because it can meet the requirements of extensive open areas with no dwellings. It is Council's policy to further investigate the development of such uses in this area.

The development of this area for such uses will be dependent upon Council implementing a strategy to prevent the fragmentation of this area by subdivision and dwellings. Council will not support uses requiring buffer distances in other parts of the Shire, unless they can meet all buffer distances requirements and they do not compromise other agricultural uses and development opportunities, particularly the use of high quality agricultural land.

Objectives

- To provide for and encourage the location of land uses requiring buffer distances in the proposed Strathbogie Special Use Precinct.
- To limit the use, subdivision and development of land in this area such that it would compromise the opportunities available for siting land uses requiring buffers.
- To limit the use of other areas of the Shire for land use requiring buffer distances where they cannot meet buffer distance requirements and where it will compromise the use of high quality agricultural land.

Policy

It is policy that:

- The use and development of land for uses requiring buffer separation distances will be encouraged to locate in Council's preferred development area.
- Council will support the location of uses requiring buffer distances outside of the preferred development area where the following criteria can be met:
 - The location of the use can meet buffer distance requirements.
 - The use is not located on productive agricultural land.
 - The use will not compromise the use of adjoining or nearby land for agricultural purposes.