Rural dwellings, excisions and subdivision in the Farming Zone

Policy application
This policy applies to all land within the Farming Zone (FZ).

Strategies
Discourage dwelling excisions that prejudice surrounding rural production activities or cause negative impact on environmental or landscape qualities of the area.

Discourage the clustering of lots that will limit the productive use and development of the larger lots in the subdivision or surrounding properties.

Design and locate lots to minimise impact on significant environmental features such as remnant vegetation, public park reserves and waterways.

Maintain adequate distance within the lot around the dwelling to reasonably limit impacts of adjacent agricultural activity.

Avoid dwellings on undersized lots that would limit the productive use of surrounding agricultural land.

Discourage house lot excisions in the north-west area of the Shire where there is:
- Insufficient infrastructure.
- Environmental constraints.
- Existing supply of available rural residential land.

Policy guidelines
Consider as relevant:
- Ensuring an excised lot for a dwelling has a maximum size of 2 hectares.
- Whether excised dwellings are in a habitable condition.
- Whether planting of vegetation within the excised lot can be used to reduce any potential impacts of adjacent agricultural activity.

Policy documents
Consider as relevant:
- Golden Plains Rural Land Use Strategy (Parsons Brinckerhoff, January 2008).