

18.0 Rural Resource Zone

18.1 Purpose of Rural Resource Zone

- 18.1.1 To provide for the sustainable use or development of resources for agriculture, aquaculture, forestry, mining and other primary industries.
- 18.1.2 To ensure continued agricultural productivity by preventing the displacement and fettering of agricultural land by non-agricultural use and development.
- 18.1.3 To ensure that resource development activities are not constrained by potential conflict with sensitive uses.
- 18.1.4 To ensure prime agricultural land is used to its best advantage through using the soil as a growth medium.
- 18.1.5 To ensure non-prime agricultural land is protected where it is locally or regionally significant.
- 18.1.6 To provide for necessary utilities while minimising their impacts on agricultural land.

18.2 Table of Use for the Rural Resource Zone

18.2.1 The following table shows permitted, discretionary and prohibited use in the Rural Resource Zone.

Permitted	
Defined Use	Qualification
Residential	Extension or replacement of existing residential buildings only
Resource development*	Directly dependent on the soil as a growth medium and controlled environment agriculture taking up less than 200m ²
Natural and cultural values management	
Discretionary	
Animal breeding, boarding and training	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land
Extractive industry	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land
Recycling and waste disposal	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land

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Residential	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land except for excision of an existing house
Resource development*	Not dependent on the soil as a growth medium
Resource processing	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land
Sports and recreation	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land
Tourist accommodation	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land except for farm stay and bed and breakfast in existing buildings
Tourist operation	Prohibited on prime agricultural land or land identified in this planning scheme as significant agricultural land
Utilities	
Prohibited	
All other defined uses	

***Note:** Uses that are integral to (ie a necessary part of) resource development are deemed to be the same as that use.

18.3 Standards for Use in the Rural Resource Zone

18.3.1 Protection of Agricultural Land

Objective To ensure that non-agricultural uses do not fetter agricultural use.	
Performance Criteria	Acceptable Solution
<p>P1 Sensitive uses must not unreasonably constrain existing or potential agricultural use of any agricultural land through land use conflicts taking into consideration factors such as:</p> <ul style="list-style-type: none"> (a) the potential for noise, light, odour, dust, spray drift and the like from agriculture and the possible hours of operation; (b) the topography of the land; (c) prevailing wind directions and microclimate effects; (d) the potential for introduction of domestic animals and plants into farming areas; and (e) buffers or barriers created by vegetation, drainage lines or other natural or man-made features. 	<p>A1 Sensitive uses will be separated from all existing or potential agricultural activities by at least 100m measured from the boundary of the lot containing the sensitive use, or 200m measured from the curtilage of the sensitive use.</p>

18.4 Standards for Development in the Rural Resource Zone

18.4.1 Protection of Agricultural Land

<p>Objective To ensure that development including subdivision does not result in fragmentation or alienation of agricultural land.</p>	
Performance Criteria	Acceptable Solution
<p>P1 Subdivision and strata subdivision of agricultural land must:</p> <ul style="list-style-type: none"> (a) maintain or improve the productive agricultural capacity of the land in accordance with a farm plan prepared by a suitably qualified person; or (b) be for the excision of an existing or approved non-agricultural use provided that, except in the case of utilities, the balance lot is not less than 50ha or is adhered to adjoining agricultural land in the same ownership. 	<p>A1</p> <ul style="list-style-type: none"> (a) All new lots will be at least 50ha in area with a minimum dimension of 200m (excluding access strips) and frontage of at least 12m; and (b) Access strips on prime agricultural land to rear lots will be no wider than 12m.
<p>P2</p> <ul style="list-style-type: none"> (a) Development including subdivision on prime agricultural land or land identified in this planning scheme as significant agricultural land must be designed and located to avoid or minimise the area of existing and potentially productive agricultural land adversely affected; and (b) Utilities or controlled environment agriculture on prime agricultural land or land identified in this planning scheme as significant agricultural land must require the specific location for its efficient operation and no suitable alternative site is available. 	<p>A2 Development on prime agricultural land or land identified in this planning scheme as significant agricultural land will be limited to:</p> <ul style="list-style-type: none"> (a) farm sheds, storage areas, barns and the like, water storage areas and dairies that are a necessary part of the agricultural use of the land; (b) residential accommodation for a farm manager or farm worker required as a necessary part of the agricultural use of the land as certified by a suitably qualified person; (c) buildings for controlled environment agriculture with a total area of no more than 200m²; (d) an extension of an existing non-agricultural building of not more than 30% up to a maximum of 100m².