



RURAL DWELLINGS IN THE FARMING ZONE

PURPOSE

The Farming Zone is primarily concerned with keeping land in agricultural production and avoiding land uses that could limit future farming opportunities or constrain agricultural activities. The Farming Zone is designed to encourage diverse farming practices, some of which can have significant off-site impacts. For this reason, the level of amenity that can be expected in this zone will usually not be compatible with sensitive uses, particularly housing.

GENERAL REQUIREMENTS

A rural dwelling must meet the following requirements:

- **Access to the dwelling must be provided via an all-weather road** with dimensions adequate to accommodate emergency vehicles
- Each dwelling **must be connected to reticulated sewerage, if available**. If it is not available, all wastewater from each dwelling must be treated and retained within the lot under *Environment Protection Act 2017* for an on-site wastewater management system
- The dwelling **must be connected to a reticulated potable water supply or have as an alternative potable water supply** for adequate storage for domestic use as well as for fire fighting purposes
- The dwelling **must be connected to a reticulated electricity supply** or have an alternative energy source.

Dwellings on lots that are less than the minimum lot size within the Farming Zone are discouraged. Approval is typically only possible where it is reasonably justified that the dwelling is associated with agricultural activities on the land.

DECISION GUIDELINES

Before deciding on an application, in addition to decision guidelines of Clause 65, Council must consider the following:

- **The Municipal Planning Strategy and the Planning Policy Framework**
- Any Regional Catchment Strategy and associated plan applying to the land
- The capability of the land to accommodate the proposed use or development, including the disposal of effluent
- How the use or development relates to sustainable land management
- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses
- How the use and development makes use of existing infrastructure and services
- Whether the development will support or enhance agricultural production
- Whether the development will adversely affect soil quality or permanently remove land from agricultural production
- The potential for the development to limit the operation and expansion of adjoining and nearby agricultural uses
- The capacity of the site to sustain agricultural use
- Any integrated land management plan prepared for the site.

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CHECKLIST

- A completed application for a Planning Permit (online)
- A copy of the Certificate of Title including any covenants or agreements (produced within the last 3 months)
- Payment of the relevant application fee
- A written response against any relevant policies from the Municipal Planning Strategy and the Planning Policy Framework demonstrating how the proposal satisfies the purpose, objectives and decision guidelines
- A written response against the relevant zone and/or overlay demonstrating how the proposal satisfies the purpose, objectives and decision guidelines.
- 1 copy (A3 size) of fully dimensioned site plans at preferred scales of 1:100 or 1:200 including
 - Existing and proposed buildings and works, including boundaries and dimensions of the site, buildings, landscaping, driveways and parking areas.
 - Floor Plans
 - Elevation Plans
- Any application requirements as listed under the relevant zone or overlay in the Horsham Planning Scheme
- An Environmental Management Plan that addresses and details the following requirements, where relevant:
 - Building envelopes and lot boundaries
 - Land forming, drainage and dams
 - Extent of native vegetation and any native revegetation
 - Services and infrastructure including the location and design of roads and wastewater disposal
 - Adjoining land uses including other dwellings
 - Bushfire hazard
 - Environmental features including degraded land, saline discharge, recharge areas, potential inundation and flooding
 - Cultural, historic and conservation values including significant flora and fauna
 - Use of adjoining public land
 - Boundaries of any relevant declared water supply catchments

Please note that this checklist is only for standard information required for the lodgement of a planning permit application. Additional information may be required depending on the application type.