



SHIRE OF
HARVEY

A Breath of Fresh Air



Policy 4.1.10 - Setbacks for structures on farming land

1. Introduction

The Shire of Harvey's District Planning Scheme No. 1 (the *Scheme*) contains requirements for a 'dwelling' within the "Intensive Farming" or "General Farming" zones to be setback a minimum of 20m from all properties boundaries. The *Scheme* however is silent on the setback requirements for other structures. This Policy provides guidance on how the setbacks for structures other than a dwelling will be determined by Council.

2. Policy objective

To ensure that all structures on farming land are appropriately located to protect the amenity of the adjoining properties.

3. Policy scope

This Policy applies to all land within the Shire located within the "Intensive Farming" or "General Farming" zones.

4. Policy

All structures should be setback from the property boundaries as if they were a dwelling pursuant to:

- Tables 25 and 26 – Zoning and Development Standards (Intensive Farming); or
 - Tables 27 to 29 – Zoning and Development Standards (General Farming);
- of the Scheme.

A reduction of the setback from property boundaries may be considered by Council with such assessment being merit-based and on a case-by-case basis.

A Development Application for a reduction of the setback from property boundaries may be advertised to adjoining landowners pursuant to Section 64 of the *Planning and Development (Local Planning Scheme) Regulations 2015 – Schedule 2 Deemed Provisions*.

5. Strategic objective

The policy aligns to the following strategic objective:



We have a balanced respect for our natural assets and built environment, retaining our lifestyle values and community spirit.



Strong civic leadership representing the whole of the Shire which engages in effective partnerships and reflects the aspirations of an engaged community.

6. Definitions

- Nil.

7. Legislation

- *Planning and Development Act 2005*
- *Planning and Development (Local Planning Schemes) Regulations 2015 – Schedule 2 Deemed Provisions (Part 2)*
- Shire of Harvey's District Planning Scheme No. 1

8. Related documents

- Delegated Authorities 4.1.3 and 4.1.8.
- Former Council Policies 15.21 and 4.1.18.

Responsible officer	Director Sustainability		
Responsible team	Planning		
Responsible area	Planning Services		
Version control	Date	Resolution	Number
Version 1	25.01.2011	Resolution	11/018
Version 2	19.09.2017	Resolution	17/259