



## **Local Planning Policy 4.1.10 - 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 and provides for circumstances where development approval is not required for certain structures in addition to those prescribed by the deemed provisions of the Scheme.

### 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

1. All structures (including dams, soaks, advertising signage, greenhouses and pergolas) 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)
  - Tables 27 to 29 – Zoning and Development Standards (General Farming) of the Scheme.
2. 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.
3. 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.

4. All proposed setback variations for structures on farming land shall demonstrate compliance with the Shire of Harvey’s Firebreaks and hazard reduction requirements.
5. Structures proposed on vacant land zoned “General Farming” or “Intensive Farming” where the development proposal complies with the setback requirements of Part 4 of this Policy without the exercise of discretion and notwithstanding any other requirements for development approval under the Scheme shall not require a development approval.

## 5. Strategic objective

The policy aligns to the following strategic objective:

	<p><b>Protected natural environment</b> Adopting a range of management practices to protect, conserve and rehabilitate the biodiversity of the natural environment.</p>
	<p><b>Effective civic leadership</b> Effective civic leadership is visionary and influential. It means listening to the community, balancing competing demands, making fair decisions and acting with integrity.</p>

## 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 9.1.2 and 9.1.3.
- Former Council Policies 15.21 and 4.1.18.

Responsible officer	Director Sustainability
Responsible team	Planning
Responsible area	Planning Services

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Version 1	25.01.2011	Resolution	11/018
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