

16.3 Agricultural Precinct

This precinct includes the majority of the areas considered suitable for agricultural production, including broadacre farming and more intensive agricultural production of fodder and horticultural crops.

It contains the Land Use Categories of Priority Agriculture, General Agriculture and Public Purpose.

Setbacks	Road	Side/Rear
	20 metres	10 metres

Priority Agriculture		
Objective	To protect from lifestyle subdivision and other non-compatible development an area which has, or is capable of having, irrigation infrastructure to allow for a range of diverse agricultural uses.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Agriculture – Intensive Rural Pursuit	Animal Husbandry - Intensive Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 40 hectares subject to each lot having at least 30 hectares of suitable horticultural land.	

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Appropriate buffers are to be determined to separate Intensive Agriculture uses from sensitive land uses such as dwellings.

Discretionary uses will only be permitted where they can demonstrate that they will not prejudice agricultural use of the subject site or adjoining sites.

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Where sites are within the Strategic Minerals and Basic Raw Materials Policy Area as indicated on the Strategy Map, development or subdivision that may prejudice material extraction will not be permitted unless considered by the Department of Industry & Resources.

Consideration may be given to 'farm cluster' subdivisions with smaller lot sizes. The proposal must be centered on a particular type of agricultural use and must be the subject of a scheme amendment prior to subdivision. The amendment would need to demonstrate the capability of the site for the proposal and demonstrate the long term viability of the use. The amendment would also need to propose a mechanism for ensuring that all future landholders would continue with the proposed cluster use and that the lot would not become quasi lifestyle blocks.

Public Purpose

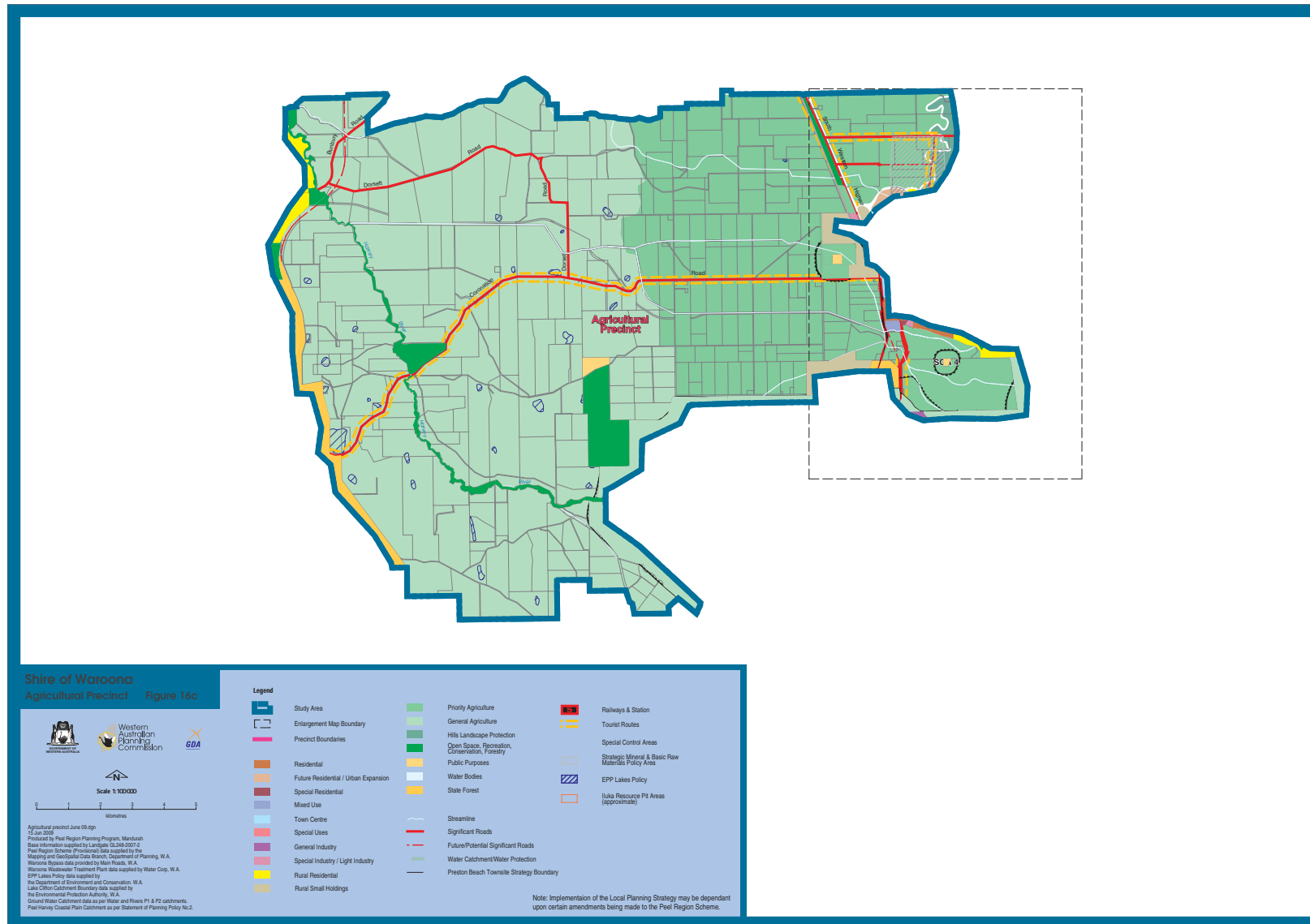
Objective	To provide for the continued operations of the Waroona Wastewater Treatment Plant.	
Uses	Primary	Discretionary
	Public Utility	
Lot sizes	N/A	
Setbacks	As determined by Shire	

Considerations

The operator of the Wastewater plant to continue to reduce odour emissions.

Operations to be screened via appropriate landscaping.

Figure 16c – Agricultural Precinct



General Agriculture		
Objective	To provide for the continued use of the area for a range of agricultural pursuits and low-key tourist establishments.	
Uses	Primary	Discretionary
	Single House Home Occupation Home Office Agriculture – Extensive Rural Pursuit	Agriculture – Intensive Animal Husbandry - Intensive Plantation Agroforestry Chalets Bed and Breakfast Farm Stay Accommodation Industry – Cottage Winery/Cellar Door Sales Wayside Stall Stables Nursery Farm worker’s Accom. Industry – Rural Industry – Extractive
Lot sizes	Minimum lot size of 80 hectares.	
Setbacks	Road	Side/Rear
	20 metres	10 metres

Considerations

Applications for Intensive Agriculture shall be referred to the Department of Water and Department of Agriculture for comment.

Applications for Intensive Agriculture shall have regard to groundwater quality and availability.

Applications for Intensive Agriculture shall have regard to stocking rates and nutrient management.

Proponents of low-key tourist accommodation are to demonstrate to Council that there will be no adverse impacts on the agricultural use of the site or surrounding sites.

Standard on-site septic systems only to be provided where there is compliance with the minimum setbacks prescribed in Statement of Planning Policy No.2.1 The Peel-Harvey Coastal Plain Catchment (minimum of 100 metres from any watercourse or wetland and a 2 metre minimum vertical separation from the highest known groundwater level). Alternative Treatment Units to be provided where the setback is less than 50 metres. No septic system to be closer than 50 metres to any watercourse or wetland.

Ecologically viable areas of priority vegetation are to be considered for protection.