



Shire of
Serpentine
Jarrahdale

Local Planning Policy 4.21: Development within the Rural Zones

Objectives: Place

Outcome:

- 2.1 - A diverse, well planned built environment
- 2.2 - A sustainable natural environment
- 2.3 - A productive rural environment

Strategy:

- 2.1.1 - Actively engage in the development and promotion of an effective planning framework.
- 2.3.1 - Identify and promote rural and agriculture industry opportunities.

Purpose

The Purpose of this Policy is to:

- Prevent development from occurring in inappropriate locations, so as to:
 - Protect Rural zoned land from the encroachment of quasi-industrial development; and
 - Protect and preserve rural and agricultural land in the Shire for its economic, natural resource, food production, environmental and landscape values.
- Provide clarity as to the interpretation of the objective of the 'Rural' zone under Town Planning Scheme No.2

Background

The Shire's Rural zone is coming under increasing pressure from development that is not rural in nature. This impacting upon the viable use of traditional rural land for agricultural, pastoral and food producing purposes which should be protected.

The encroachment of such activities further has the potential to impact upon the integrity of the Shire's rural character which generally comprises of open vistas, environmental assets (wetlands, water bodies, vegetation), farming and associated activities.

Development inconsistent with the expected land uses/activities and character of the Rural zone are often attracted to the Shire due to:

- Relocation from more urban areas to avoid land use conflicts and encroachment of sensitive premises; and
- Comparatively affordable rural land costs in the Shire compared to more urban land elsewhere;

Whilst these developments have the potential to generate employment and contribute to the local economy, they can also:

- Create land use conflicts due to their incompatibility with existing rural and sensitive land uses;
- Result in the semi-industrialisation of rural land; and



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- Reduce the amount of land available for productive agricultural and bona fide rural purposes;

This policy ultimately seeks to protect the 'Rural' zone from intrusion by uses which are predominantly industrial in character .

Definitions

For the purposes of this Policy:

- Rural –
- (1) of, relating to, or characteristic of the country (as distinguished from towns or cities), country life, or country people, rustic;
 - (2) Living in the country
 - (3) of or relating to agriculture
- Pursuit - The act of pursuing; efforts to secure; quest; any occupation, pastime or the like, regularly or customarily pursued

Policy Provisions

1. General

The objective of the Rural zone under TPS2 is to “*allocate land to accommodate a full range of rural pursuits and associated activities conducted in the Scheme area*”. It is considered that there is merit in having regard to the zoning table in order to assist in working out what may be a rural pursuit, although as the zone allows rural pursuits and associated activities, care should be taken to identify what may be rural pursuit and what may be associated activities.

Acceptable Development

Acceptable development includes those land uses that are 'rural pursuits' these are generally permitted uses or uses that can be approved without the requirement for advertising. These uses are those which characterise the countryside, such uses include but are not limited to:

Acceptable development
Development involving rural uses such as agriculture/Farming
Residential developments providing accommodation for those undertaking rural pursuits
Animal Husbandry
Apiary
Cattery/Kennels
Farriery
Feed lot
Fish Farming
Floriculture
Fodder and Pasture



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Hobby Farm
Hydroponics
Orcharding
Plant Nursery/Tree Plantation
Produce Store
Stables/Riding Schools

Performance Based

Developments that requires a performance based approach are generally discretionary land uses. Notwithstanding the permissibility of a use under the Scheme, such uses are required to have an association with a rural pursuit.

Land uses not directly associated with a rural pursuit are only capable of approval where it is demonstrated that they primarily serve the local rural community, thereby supporting rural pursuits.

Unacceptable Development

Development that is not a rural pursuit or associated with a rural pursuit and does not substantially serve the local rural community is considered unacceptable development and will generally not be supported.

References

Name of Policy	Local Planning Policy 4.21: Development within the Rural Zones
Date of Adoption and Resolution Number	
Review dates and Resolution Numbers	
Next review date	



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<p>Related documents</p>	<p>Acts/Regulations <i>Local Government Act 1995 Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>Delegations</p> <p>Work Procedures</p>
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