

**14.01-1L**

11/07/2019  
C65muri

**Dwelling excisions in rural areas**

**Policy application**

This policy applies to all land within the Farming Zone.

**Objective**

To limit excisions of existing dwellings in rural areas.

**Strategies**

Discourage subdivision that is likely to lead to a concentration of lots that would change the general use and character and limit the productive capacity of the land.

Maintain an adequate distance around a dwelling to limit impacts of agricultural activity having regard to the nature of the activity, its potential for impact and opportunity for mitigation measures.

Discourage subdivision within proclaimed water supply catchment areas to protect water quantity and quality.

Demonstrate sustainable use of the land, consideration of environmental constraints and protection and enhancement of the natural environment.

Support small lot subdivisions or any excision of an existing dwelling that either:

- Protects and maintains the productive agricultural capacity of land.
- Supports farm consolidation.
- Supports the conservation of an identified heritage place to which the Heritage Overlay applies.

**Policy guidelines**

Consider as relevant:

- Limiting excisions so that no more than one lot may be excised from any lot that existed on 6 May 1999.
- Discourage excisions of existing dwellings in rural areas unless they:
  - Will have a relationship with and will be required for the continuing operation of the rural use of the land.
  - Are compatible with and will not have an adverse impact on the potential for farming and other rural land uses on the land, adjoining land and the general area.
  - Will meet the principle of ‘right to farm’ in rural areas, where existing agricultural and rural uses in the area have a legal right to continue.
- Encourage an excision of an existing dwelling to provide:
  - A maximum area of 2 hectares for the lot with the existing house located on it.
  - An area of at least 40 hectares for the balance of the land.
  - A minimum setback of 30 metres from the dwelling on the land to be excised from any agricultural activity or rural industry on any adjoining land.