

Dwellings in Farming Zone

The purpose of the Farming Zone (FZ) is to ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture. Land in the FZ is primarily for farming and agricultural activities, including sustainable land management practices.

A planning permit is required in the FZ for a single dwelling on lots less than 40 hectares (100 acres).

Managing the development of dwellings in the FZ is important in order to protect and assist agricultural activities, ensure that non-agricultural uses do not adversely affect the use of land for agriculture, protect and enhance rural landscapes and the environment.

Dwellings on small lots in the Farming Zone are generally discouraged, unless they are required for the conduct of the agricultural activity on the site including management of the land and will not impact on farming practices both on the site and nearby properties.



Agricultural Business/Operation Plans and Whole Farm Plans may be required to be submitted with the planning application to outline how the agricultural activity will be conducted and operated.

Rural Living Zone (RLZ) or Low Density Residential Zone (LDRZ) are established

for those wishing to reside on larger lots or in rural areas without farming the land. This ensures that conflict associated with farming practices is minimised and the value of farming land is not impacted upon.

Protecting our farm land from competing uses not related to agriculture is an important responsibility managed within planning schemes by the State and Local governments.

There may be limited circumstances where a dwelling is appropriate or may not reasonably be required for an agricultural activity on a small lot in the farming zone. In these instances, Council will need to give careful consideration to whether the increase of a dwelling in the area will contribute to a change in character of the locality to rural residential and whether productive agricultural land will be lost forever.

Are adjoining lots small, rural residential in nature or used for agricultural purpose?

Are there likely to be amenity impacts on the proposed dwelling from adjoining agricultural land uses?

Has the area already been converted to a primary rural residential area through fragmentation and loss of productive agricultural land or are the dwellings in the area isolated examples within an established farming area?

Is there a need to reside on the property given availability of nearby land in a more appropriate zone?

Please contact the planning department to discuss your application.