



FARMING ZONE INFORMATION

Most land outside of the Brookton Town site is zoned 'Farming' under the Shire of Brookton Town Planning Scheme No.3. In this zone Council will support land use and subdivision proposals which are consistent with the continued viability of agricultural production, the establishment of uses ancillary to agricultural activity, or which are required to service the traveling public or tourists, as well as the maintenance of rural character and amenity.

Proposals in this zone also have regard to the Shire of Brookton Local Planning Strategy.

Permissible Land Uses

The Town Planning Scheme lists the uses that are permissible in each zone within the Shire. These uses are divided into three categories: permitted uses, uses permitted at Council's discretion and uses permitted at Council's discretion after advertising the application to affected parties. In planning jargon, these uses are known as 'P', 'AA' and 'SA' uses respectively, after the codes used in the Scheme's Zoning Table. Below, the uses permissible in the Farming Zone are shown. For information on the definitions used for each use name, please consult Appendix 1 'Interpretation' of the Town Planning Scheme, a copy of which is available at the Shire Office counter or contact the Shire Planner.

Permitted Uses ('P')

The following uses are permitted in the Farming Zone without Council approval required:

- Rural Pursuit
- Stables

Uses Requiring Council Discretion ('AA')

The following uses are permitted after Council's discretionary approval has been sought and issued. For these uses, you will be required to complete an Application for Planning Approval form and pay an application fee:

- Bed & Breakfast
- Dog Kennels
- Home Occupation
- Intensive Agriculture
- Single House
- Restaurant
- Transport Depot
- Builders Storage Yard
- Fuel Depot
- Rural Industry
- Land Drainage Works
- Attached House
- Veterinary Hospital

Note that Planning Approval is required for new houses on all property in the Farming Zone. Please notify your builder of this requirement.

Uses Requiring Council Discretion After Advertising ('SA')

The following uses are permitted after advertising of the application to affected parties has been undertaken and Council has granted its discretionary approval. For these uses, you will be required to complete an Application for Planning Approval form and pay an application fee:

- Abattoir
- Intensive Piggery
- Extractive Industry

Sheds in the Farming Zone

Planning Approval is required for sheds prior to the issue of a Building Permit for its construction. *Town Planning Scheme Policy No.11 'Outbuildings'* outlines the requirements for outbuildings in terms of their height, size, material and use. In the Farming Zone, ablutions in sheds will only be approved where there is an existing house on the property, or construction of a dwelling has substantially commenced. A copy of the Outbuildings Policy is available at the Shire Office on request.

Intensive Agriculture

Planning Approval for commercial intensive agricultural pursuits is normally required in the Farming Zone. The following uses are classed as intensive agricultural and require Council's discretionary approval prior to establishment:

- The production of grapes, vegetables, flowers, exotic & native plants, fruit & nuts;
- The establishment and operation of plant and fruit nurseries;
- The development of land for irrigated fodder production and irrigated pasture (including turf farms);
- The development of land for irrigated tree production;
- The development of land for the keeping, rearing or fattening of pigs, poultry (either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots;
- Dairy milking sheds;
- The development of land for the keeping, rearing or fattening of other livestock above those stocking rates recommended by Agriculture Western Australia in consultation with surrounding farmers for the applicable pasture type; and
- Aquaculture.

Development of Lots without Constructed Public Road Access

Clause 5.6 of the Shire of Brookton Town Planning Scheme No.3 requires legal access to be provided to a lot prior to Council approving any development. Normally, this is provided through frontage to a constructed public road that is maintained by the Shire to a suitable standard. However, in some cases, such as 'land-locked' lots created many decades ago, legal access can be provided through an access easement being placed on the title of the land. An easement on title requires neighbouring properties provide access across their land to a lot behind. These access ways are not public roads and are therefore not maintained by the Shire.

Evidence that an easement on title is in force may be required prior to Council approving development on a property not served by a constructed public road. All new lots created through subdivision require frontage to a constructed public road in accordance with state and local government policy.

Other Information

Other information is available at the Shire Office on the following topics:

- Application for Planning Approval Process
- Home Occupations & Cottage Industries
- Outbuildings Policy
- Town Planning Scheme No. 3
- Subdivision / Amalgamation
- Relocated Second-Hand Buildings
- Town Planning Fees Policy
- Local Planning Strategy

Please Note: The information contained in this brochure is intended as a guide only. It is recommended that the advice and assistance of Council's Shire Planner be sought prior to lodgement of a planning application. The Shire of Brookton disclaims any liability for any damages sustained by a person acting on the basis of this information.

For more information contact:

Shire Planner

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