



Department of
Planning



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Greater Bunbury Region Scheme

Strategic Agricultural Resource Policy 2016

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1. Introduction

- 1.1 Agricultural production is important to the wellbeing of Western Australia. It provides essential food and fibre products, employment and value-adding opportunities. Continued agricultural productivity minimises the State's reliance on imports and maximises export earnings.
- 1.2 In recognition of the ongoing loss of agricultural land close to cities and towns, the Western Australian Planning Commission's (WAPC) *State Planning Strategy 2050* (2014) highlighted the need for measures to secure land for future agricultural and food industry production. These include the strategic identification of future land areas and precincts; defined buffers; provision of land for infrastructure corridors; and innovation to improve the general status of food security.
- 1.3 The purpose of State Planning Policy 2.5 - Rural Planning Policy is to protect and preserve Western Australia's rural land assets for their economic, natural resource, food production, environmental and landscape values.
- 1.4 Strategic agricultural resource policy areas have been identified for the Greater Bunbury Region Scheme area. This policy aims to prevent development that may adversely affect the efficient and ongoing use of the policy areas for existing and potential agricultural production.

2. Background

- 2.1 Figure 1 shows the strategic agricultural resource policy areas. The original mapping and methodology used to define these areas is set out in the report, *Strategic Resource Areas for the Greater Bunbury Region Scheme* (WAPC, 2000). The policy areas principally cover the irrigation areas within the shires of Harvey and Dardanup; the main coastal horticultural land in the Myalup area; and the dairy and grazing areas within the Shire of Capel. The policy area map was updated in 2015 with the assistance of the Department of Agriculture and Food.
- 2.2 This policy should be read in conjunction with:
- Statement of Planning Policy No. 2.5 Agricultural and Rural Land Use Planning Policy;
 - Development Control Policy 3.4 Subdivision of Rural Land;
 - Greater Bunbury Region Scheme Strategic Minerals and Basic Raw Materials Resource Policy; and
 - Statement of Planning Policy No. 4.1 State Industrial Buffer Policy.

3. Application

- 3.1 This policy applies to land in the Greater Bunbury Region Scheme area that is:
- within the policy areas shown in Figure 1; and
 - adjacent to or in close proximity (500 metres) to the policy areas shown in Figure 1, and where the WAPC or the local government considers that the type or form of the proposed land use or development would potentially be incompatible with or sensitive to agricultural activities within the areas or vice versa.



4. Objectives

- 4.1 To identify strategic agricultural land within the Greater Bunbury Region Scheme area considered to be of State or regional significance.
- 4.2 To protect the agricultural base of the Greater Bunbury Region Scheme area from the unplanned loss of high-quality productive agricultural land due to permanent changes of land use.
- 4.3 To minimise land use conflicts between the agricultural activities and other land uses within and adjacent to the identified strategic agricultural areas.

5. Policy Statement

- 5.1 This policy will be given due regard by the WAPC in considering amendments to the Greater Bunbury Region Scheme and local government local planning schemes and amendments, and in determining subdivision and development applications.
- 5.2 This policy should be given due regard by local governments when preparing local planning schemes and scheme amendments, and in making decisions on the use or development of land within, adjacent to or in close proximity to the policy areas.
- 5.3 Local governments should ensure local planning schemes and amendments are compatible with the objectives and specific requirements of this policy.
- 5.4 The policy areas should be classified as 'priority agriculture' on maps adopted as policy under local planning schemes and zoned as priority agriculture in local planning schemes.
- 5.5 There is a presumption against rezonings, subdivision and development that would

result in the establishment of sensitive land uses on land within, adjacent to or in close proximity to the policy areas, which could prejudice current or potential agricultural activities and production.

- 5.6 However, consideration may be given to approving rezoning, subdivision or development within, adjacent to or in close proximity to the policy areas where, following detailed investigations and consultations with relevant government agencies, it can be demonstrated that the proposed rezoning, subdivision or development would not prejudice current or potential agricultural activities and production in those areas. The acceptability of any proposed rezoning, subdivision or development within, adjacent to or in close proximity to the policy areas will be determined with due regard to:

- advice received from the Department of Environmental Regulation, Department of Parks and Wildlife and the Department of Agriculture and Food in relation to the matters referred to in clauses 6.1 and 7.2 of this policy; and
- any other planning or environmental considerations, including policies of the WAPC and policies adopted by local governments under their local planning schemes.

- 5.7 Proposals to rezone, subdivide or develop land within the priority agricultural zone for any non-agricultural uses are to comply with the requirements of State Planning Policy 2.5 – Rural Planning Policy.

6. Buffers

- 6.1 Land uses with the potential to create conflict with agricultural activities should be separated by buffers to protect people from emissions such as spray drift, noise, dust and odours. The buffers should be determined as per State Planning Policy 2.5 – Rural Planning Policy.



7. Referral and applications

- 7.1 The WAPC and relevant local governments, when preparing amendments to the Greater Bunbury Region Scheme, local planning schemes and scheme amendments that include land within, adjacent to or in close proximity to the policy areas, and which are likely to have a significant impact on the agricultural potential of the land, shall consult and have due regard to, the advice and recommendations of the Department of Agriculture and Food.
- 7.2 In providing advice on local planning schemes and amendments, the Department of Agriculture and Food will take into account:
- the potential impact of proposed land uses on existing or potential agricultural activities and production;
 - whether the proposed land use is associated with, or will complement, the agricultural activities within the policy areas;
 - buffers required for particular agricultural activities or any proposed incompatible land uses;
 - the suitability and capability rating of the land for one or more agricultural activities; and
 - the requirements set by State Planning Policy 2.5 – Rural Planning Policy.

8. Implementation

- 8.1 This policy will be implemented by the WAPC and relevant local governments, as applicable, through the:
- administration of the Greater Bunbury Region Scheme;
 - administration of local government local planning schemes and advice provided to the Minister for Planning regarding proposals to prepare or amend local planning schemes; and
 - subdivision and development control processes.
- 8.2 The WAPC will, after this policy has been in operation for a period of five years, or sooner if appropriate, undertake a review and amend this policy if appropriate.



Figure 1: Strategic Agricultural Resource Map

