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State Planning Policy 2.5 **Rural Planning**

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1 CITATION

This is a State Planning Policy made under Part 3 of the *Planning and Development Act 2005*. This policy may be cited as *State Planning Policy No. 2.5: Rural Planning (SPP 2.5)*.

This policy replaces *State Planning Policy No. 2.5: Land Use Planning in Rural Areas (2013)* and repeals *State Planning Policy 4.3: Poultry Farms Policy (1998)*.

This policy supersedes *State Planning Policy 2.4: Basic Raw Materials (2000)* for the shires of Gingin, Chittering, Northam and Toodyay.

2 POLICY INTENT

The purpose of this policy is to protect and preserve Western Australia's rural land assets due to the importance of their economic, natural resource, food production, environmental and landscape values. Ensuring broad compatibility between land uses is essential to delivering this outcome.

3 BACKGROUND

The changes in land use in Western Australia in the years since European settlement in 1829 have been dramatic. Clearing, subdivision, development, and use of land for settlement and agriculture provided significant economic and social benefits to the expanding Western Australian community.

Western Australia's population is expected to increase to more than five million people by 2061. Demand pressures associated with economic and population growth are occurring in an environment where the quality and availability of rural land has declined, due largely to settlement pressure, natural resource degradation and climate change.

A growing economy and population will increase the pressure on rural land to be used for a wide variety of purposes including urban settlement, economic development, infrastructure and utilities, essential services such as water supply, areas for conservation, cultural and recreational purposes, and food production.

Rural land accommodates significant environmental assets and natural landscape values, and areas with mineral, petroleum, geothermal energy and basic raw materials resources, which need to be factored into planning for rural areas.

As a result of the State's growth, rural land resources are becoming increasingly contested leading to increased competition and conflict. Sustainable planning requires decision-makers to be fully informed and requires economic, environmental and social issues to be taken into account. This policy aims to support rural land and land uses to cater for both anticipated and unexpected future needs.

3.1 Where this policy applies

This policy applies to rural land and rural land uses in Western Australia, in particular:

- (a) land zoned for rural or agricultural purposes in a region or local planning scheme;

- (b) land identified or proposed for rural living in an endorsed scheme or strategy;
- (c) rural land uses on rural zoned land;
- (d) rural land uses on land that is not zoned for rural purposes; and
- (e) land that may be impacted by rural land uses.

There is a relationship between this policy and the Western Australian Planning Commission (WAPC)'s State Planning Policy 4.1, which applies to industrial land and land uses, in that both policies deal with separation distances and buffers.

Due to their size, scale and potential level of impact, some rural land uses could be considered industrial, some rural land uses are located on industrial land, and some industrial land uses are on rural land. Decision-makers will need to consider policy application in the context of the proposal.

3.2 Policy exemptions

This policy does not apply to:

- (a) the extraction of basic raw materials within the Perth and Peel planning regions;
- (b) areas subject to State Agreement acts;
- (c) mining that is in accordance with the *Mining Act 1978*, with the exception of basic raw materials on Crown land;
- (d) existing approvals in retrospect, including structure plans, subdivisions and development; and
- (e) matters dealt with by the *Swan Valley Planning Act 1995* (or superseding legislation).



3.3 When this policy applies

This policy is to be applied to State and local government planning decision-making for:

- (a) the preparation or assessment of region schemes, regional strategies or frameworks, sub-regional strategies, local planning strategies and schemes and structure plans or to any amendments to these;
- (b) subdivision proposals for rural zoned land, in tandem with *Development Control Policy 3.4: Subdivision of rural land*; and
- (c) development proposals on rural zoned land; and for rural land uses on land zoned for other purposes, in accordance with region and local scheme requirements, which can include diversification permits issued under Part 7 of the *Land Administration Act 1997* and other development on Crown land.

Where there is no WAPC endorsed strategic or statutory planning instrument in place to guide WAPC decision-making, the intent and measures of this policy shall apply. Where an endorsed strategy conflicts with the intent of State policy, this policy shall prevail, unless a regional variation has been approved by the WAPC.

3.4 Other relevant regulation and policies

Other regulations and policies overlap with the planning system, and some proposals may require approvals outside the planning system. This section outlines other factors and approvals that may be required for proposals on rural zoned land or for rural land uses:

- (a) The *Environmental Protection Act 1986* defines a proposal as a project, plan, program, policy,

operation, undertaking or development, or change in land use, or amendment of any of these, but does not include a scheme. Proposals that are likely to have significant environmental impacts are required to be referred to the Environmental Protection Authority (EPA) under Part IV of the *Environmental Protection Act 1986*.

Under s81 of the *Planning and Development Act 2005*, schemes and amendments are referred to the EPA under s48A of *Environmental Protection Act 1986*, therefore environmental consideration and/or formal assessment precedes planning decision-making.

Where environmental impacts may be significant (such as impacts on native vegetation, wetlands or waterways), local governments are required to refer the proposal to the EPA under s38 of the *Environmental Protection Act 1986*. A proponent may also elect to refer a proposal to the EPA under s38.

- (b) Environmental impacts for proposals that do not require assessment under Part IV of the *Environmental Protection Act 1986* may be subject to regulation under Part V of the *Environmental Protection Act 1986*, including the requirement for a works approval and licence. Prescribed premises are listed in Schedule 1 of the *Environmental Protection Regulations 1987*. Where proposals are not referred to the EPA under s48A or s38 of the *Environmental Protection Act 1986*, planning decision-making should precede environmental works approval and licensing. However, this can vary under certain circumstances.

The Department of Environmental Regulation's *Guidance Statement on Land Use Planning* (2015) outlines an implementation approach where environmental regulation and planning approval is required.

- (c) Noise sensitive premises are defined in the *Environmental Protection (Noise) Regulations 1997*. The regulations define noise sensitive premises and outline allowable noise impacts on these areas. Under the regulations assigned noise levels for sensitive premises are informed by zonings in planning schemes. The definition is generally consistent with the definition of 'sensitive land uses' used in this policy.
- (d) The clearing provisions of the *Environmental Protection Act 1986* require that the Chief Executive Officer has regard to planning instruments when making a decision on a clearing permit application. Planning instruments include State Planning Policies, planning schemes and local planning strategies. Clearing native vegetation is prohibited, unless undertaken with a clearing permit, or the clearing is for an exempt purpose. The first type of exemption is found in Schedule 6 of the *Environmental Protection Act 1986* and mainly refers to clearing that is required under other laws. The second type of exemption is found in the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and mainly refers to clearing for routine low impact land management practices. Unless exempt, development applications may require a clearing permit.
- (e) There are nineteen separate regulations that fall under the *Environmental Protection Act 1986*. These relate to matters such as abattoirs, abrasive blasting, rural landfill, packaged fertiliser and concrete batching. This policy does not duplicate these regulations, but provides a framework for planning decision-making that is cognisant of other regulatory requirements. As there is no regulation that specifically deals with odour, this policy provides direction on the matter.



- (f) The Environmental Protection Authority's *Environmental Protection Guidance Statement No. 3: Separation Distances between Industrial and Sensitive Land Uses* provides guidance on recommended separation distances between many rural land uses and sensitive land uses. This guidance statement assists in the determination of land use buffers and planning decision-making.
- (g) A range of rural land uses are not 'Prescribed Premises' under the *Environmental Protection Regulations 1987*, though they may still generate environmental impacts. This includes poultry farms, crushing and screening components of basic raw material extraction and composting under certain thresholds. These land uses and their impacts are regulated entirely by planning processes, and therefore require special consideration by planning decision-makers.¹
- (h) Schedule 2 of the *Health Act 1911* includes a list of 'Offensive Trades', including abattoirs, piggeries, rendering plants, tanneries and manure works. Part VII Division II of the Act requires local governments to approve and then register any offensive trades, and provides the ability for local governments to make local laws relevant to such trades. From a planning perspective, 'offensive' land use impacts can be managed by approvals issued by local governments under the *Health Act 1911*, in addition to planning controls. Registrations are renewed annually, and a local government may refuse to renew a registration if the premises are not operated in accordance with the relevant local laws. This provides an opportunity for local governments to manage and monitor the operation of 'offensive' premises.
- (i) The Department of Health has *Guidelines for Separation of Agricultural and Residential Land Uses (2012)*, which seeks to minimise health and nuisance impacts from chemical use, spray drift and dust. Single residential dwellings located in land zoned Rural, Agricultural or equivalent in local and regional planning schemes are excluded from the guidelines. These guidelines articulate the Department of Health's position when providing advice on planning referral processes, where there are possible conflicts with existing agricultural land uses. In addition, the use of pesticides is regulated under the *Health (Pesticides) Regulations (2011)*.
- (j) Agencies and industry bodies may also produce guidelines and Codes of Practice to assist the industry in achieving well designed, located and managed rural activities and to reduce the potential for health, environment and nuisance related impacts on nearby land. Such guidelines may be an adjunct in the determination of land use buffers and planning decisions.
- (k) The Department of Water seeks to conserve, protect, manage and assess water resources and provide for the sustainable use and development of water resources under the *Water Agencies (Powers) Act 1984*, *Rights in Water and Irrigation Act 1914* and *Waterways Conservation Act 1976*. Water resource availability is informed by allocation plans under the *Rights in Water and Irrigation Act 1914*, and is subject to allocation limits. The Department of Water's support for a plan or development would be influenced by whether or not water is available. If abstraction of the required water would result in significant environmental effects (such as impacts on native vegetation, wetlands or waterways), the Department of Water may need to refer the proposal to the Environmental Protection Authority under s38 of the *Environmental Protection Act 1986*.
- Public drinking water source areas are defined by the Department of Water and proclaimed as water reserves, catchment areas or underground water pollution control areas under the *Metropolitan Water Supply, Sewerage and Drainage Act (1909)*, or water reserves or catchment areas under the *Country Areas Water Supply Act (1947)*. Land use and development in public drinking water source areas is guided by the WAPC's *State Planning Policy 2.7: Public Drinking Water Source Policy*, *State Planning Policy 2.2: Gnangara Groundwater Protection*, *State Planning Policy 2.3: Jandakot Groundwater Protection*, and *State Planning Policy: 2.9 Water Resources*; through sub-regional planning frameworks, region and local planning schemes.
- (l) Documents prepared in relation to the Strategic Assessment of Perth and Peel under Part 10 of the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* are to be read in conjunction with this policy.
- (m) Under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* approval is needed from the Commonwealth Minister for any proposal or action that has, will have or is likely to have a significant impact on any of the matters of environmental significance.
- (n) *State Planning Policy 2: Environment and Natural Resources*, *State Planning Policy 2.1: Peel-Harvey Coast*

¹ The *Biosecurity and Agriculture Management Act 2007* provides a basis for the *Biosecurity and Agriculture Management Plan (Stable Fly) Regulations 2013*. These apply in 13 urban and peri-urban local governments and may affect composting potential in those areas.



Plain Catchment, State Planning Policy 2.7: Public Drinking Water Source Policy; State Planning Policy 2.9: Water Resources and State Planning Policy 2.10: Swan Canning River System contain specific requirements for proposals within the catchment areas of estuaries, rivers, wetlands and other water bodies. These policies are to be read and applied in conjunction with this policy.

4 POLICY OBJECTIVES

The objectives of this policy are to:

- (a) support existing, expanded and future primary production through the protection of rural land, particularly priority agricultural land and land required for animal premises and/or the production of food;
- (b) provide investment security for existing, expanded and future primary production and promote economic growth and regional development on rural land for rural land uses;
- (c) outside of the Perth and Peel planning regions, secure significant basic raw material resources and provide for their extraction;
- (d) provide a planning framework that comprehensively considers rural land and land uses, and facilitates consistent and timely decision-making;
- (e) avoid and minimise land use conflicts;
- (f) promote sustainable settlement in, and adjacent to, existing urban areas; and
- (g) protect and sustainably manage environmental, landscape and water resource assets.

5 POLICY MEASURES

The WAPC seeks to protect and preserve rural land for rural purposes including primary production, basic raw materials, regional facilities, and protection of biodiversity and landscape. Rural land accommodates a diverse range of land uses, primarily associated with primary production. There are also rural areas with suitable soils, climate, water (rain or irrigation) and access to services such that the land is considered to be high quality agricultural land. The intent of this policy is therefore to protect rural land and encourage a diversity of compatible rural land uses.

There is generally an existing supply of suitably sized and located rural lots to cater for intensive and emerging primary production land uses. Creation of new rural lots through ad hoc, unplanned subdivision is inconsistent with the objectives of this policy.

5.1 Protection of rural land and land uses

The WAPC will seek to protect rural land as a State resource by:

- (a) requiring that land use change from rural to all other uses be planned and provided for in a planning strategy or scheme;
- (b) retaining land identified as priority agricultural land in a planning strategy or scheme for that purpose;
- (c) ensuring retention and protection of rural land for biodiversity protection, natural resource management and protection of valued landscapes and views;
- (d) protecting land, resources and/or primary production activities through the State's land use planning framework;

- (e) creating new rural lots only in accordance with the circumstances under which rural subdivision is intended in *Development Control Policy 3.4: Subdivision of rural land*;
- (f) preventing the creation of new or smaller rural lots on an unplanned or ad-hoc basis, particularly for intensive or emerging primary production land uses;
- (g) comprehensively planning for the introduction of sensitive land uses that may compromise existing, future and potential primary production on rural land; and
- (h) accepting the impacts of well-managed primary production on rural amenity.

5.2 Rural land in the Perth and Peel planning regions

The Perth and Peel planning regions will continue to accommodate the majority of the State's population growth. Rural land will become more contested, as the land may be required for environmental protection, basic raw material extraction, infrastructure or urban purposes. Opportunities for additional rural living zoning will become more limited.

WAPC policy for rural land in the Perth and Peel planning regions is:

- (a) rural residential proposals for rural land that do not align with endorsed sub-regional planning frameworks are considered inconsistent with the policy objectives and shall not be supported;
- (b) rural smallholdings proposals for rural land will be considered by exception in planning strategies and schemes, where topography, biodiversity values,



bushfire risk, environmental matters and servicing can be managed in accordance with this and other State policies;

- (c) established rural land uses of State significance, including animal premises and food processing facilities, should be protected from urban and rural living encroachment due to their critical food production and economic roles;
- (d) priority agricultural land is to be preserved for that purpose due to its proximity to major population centres; and
- (e) conversion of land from priority agriculture to other uses must be appropriately planned in strategies or schemes, where such conversion is required as a matter of State significance.

5.3 Rural living

The WAPC recognises there is a market for rural living development, and that it provides for a range of housing and lifestyle opportunities. However, rural living estates must be carefully planned, as they can be an inefficient means of accommodating people. Once rezoned, rural living estates consume and sterilise what was rural land, and may have unintended or adverse social, environmental, servicing or management impacts.

State Planning Policy 3 Urban Growth and Settlement provides strategic direction for settlement planning in Western Australia and specific guidance in relation to establishing rural living estates or areas where rural living is to be developed. For the purposes of this policy, a rural living proposal is:

- the designation of rural living precincts in a local planning strategy, scheme or structure plan; or

- an amendment to a strategy or scheme to provide for, or extend, a rural living precinct; or
- a subdivision application for land zoned for rural living purposes.

The following policy measures apply in regard to decision-making for rural living proposals:

- (a) rural living proposals shall not be supported where they conflict with the objectives of this policy or do not meet the criteria listed at 5.3 (b) and (c);
- (b) the rural living precinct must be part of a settlement hierarchy established in an endorsed planning strategy;
- (c) the planning requirements for rural living precincts are that –
 - (i) the land be adjacent to, adjoining or close to existing urban areas with access to services, facilities and amenities;
 - (ii) the proposal will not conflict with the primary production of nearby land, or reduce its potential;
 - (iii) areas required for priority agricultural land are avoided;
 - (iv) the extent of proposed settlement is guided by existing land supply and take-up, dwelling commencements and population projections;
 - (v) areas required for urban uses are avoided;
 - (vi) water supply shall be as follows –
 - where lots with an individual area of four hectares or less are proposed and a reticulated water supply of sufficient

capacity is available in the locality, the precinct will be required to be serviced with reticulated potable water by a licensed service provider. Should an alternative to a licensed supply be proposed it must be demonstrated that a licensed supply is not available; or

- where a reticulated supply is demonstrated to not be available, or the individual lots are greater than four hectares, the WAPC may consider a fit-for-purpose domestic potable water supply, which includes water for fire fighting. The supply must be demonstrated, sustainable and consistent with the standards for water and health; or
- the development cannot proceed if an acceptable supply of potable water cannot be demonstrated;
- (vii) electricity supply shall be as follows –
 - where a network is available the precinct is to be serviced with electricity by a licensed service provider, or
 - where a network is not available, the precinct is to be serviced by electricity from renewable energy source/s, by a licensed service provider, and this has been demonstrated;
- (viii) the precinct has reasonable access to community facilities, particularly education, health and recreation;
- (ix) the land is predominantly cleared of remnant vegetation, or the loss of remnant vegetation



- through clearing for building envelopes, bushfire protection and fencing is minimal and environmental values are not compromised;
- (x) the proposal demonstrates and will achieve improved environmental and landscape outcomes and a reduction in nutrient export in the context of the soil and total water management cycle, which may include rehabilitation as appropriate;
 - (xi) the land is capable of supporting the development of dwellings and associated infrastructure (including wastewater disposal and keeping of stock) and is not located in a floodway or an area prone to seasonal inundation;
 - (xii) the land is not subject to a separation distance or buffer from an adjoining land use, or if it is, that no sensitive land uses be permitted in the area of impact;
 - (xiii) the lots can be serviced by constructed road/s capable of providing access during all weather conditions, including access and egress for emergency purposes; and
 - (xiv) bushfire risk and natural hazards can be minimised and managed in accordance with State policy, without adversely affecting the natural environment. Proposals in areas of extreme bushfire risk will not be supported;
- (d) development standards for rural living zones are to be included in local planning schemes;
 - (e) further subdivision of existing rural living lots into smaller parcels is not supported, unless provided for in a local planning strategy and/or scheme; and

- (f) rural strata proposals with a residential component are considered to be rural living and will be considered in accordance with the criteria listed at clauses 5.3 (a), (b) and (c) of this policy.

Where there may be a conflict between endorsed planning strategies, the higher order and/or more recent document shall prevail.

5.4 Rural lots that may be created under the exceptional circumstances of *Development Control Policy 3.4: Subdivision of rural land*

Many rural lots in Western Australia were created prior to planning legislation and policy. Former townsites that are no longer settled may also have converted to rural zoning. As a result there is a vast array of rural lot sizes, including many small rural lots that are incapable of supporting primary production. Although these lots are small, and may be used primarily for residential purposes, they are not rural living lots as they are not identified or zoned as such, and they remain rural lots.

Development Control Policy 3.4: Subdivision of rural land outlines the range of exceptional circumstances where the WAPC will consider the subdivision of rural land, particularly where such subdivision may achieve land management, environmental, social or cultural benefit.

There is potential for rural subdivision to result in the creation of rural lots which are similar in size to lots in rural living zones, where residential use is the likely or intended long-term purpose. In such cases, WAPC policy is:

- (a) the form of subdivision must be capable of approval under the exceptional circumstances and requirements of *Development Control Policy 3.4: Subdivision of rural land*;

- (b) the resultant lot/s will not interfere with primary production, will have legal access to a constructed road and will achieve sound environmental outcomes; and
- (c) the lot/s are not to be zoned for rural living.

5.5 Regional variation, economic opportunities and regional development

Western Australia is a large and diverse State with regional variations of climate, economic activity, cultural values, demographic characteristics and environmental conditions. The WAPC's decisions will be guided by the need to provide economic opportunities for rural communities and to protect the State's primary production and natural resource assets. WAPC policy is to:

- (a) continue to promote rural zones in schemes as flexible zones that cater for a wide range of land uses that may support primary production, regional facilities, environmental protection and cultural pursuits;
- (b) support small rural communities by providing for rural enterprise zones which combine light industry and housing, provided they are carefully planned; in general proximity to urban areas; serviced; and have design features that address buffers and amenity;
- (c) support small scale tourism opportunities, such as bed and breakfast, holiday house, chalet, art gallery, micro-brewery and land uses associated with primary production, within the rural zone; and
- (d) recognise the differing needs of the various regions, and consider regional variations where they meet the stated objectives of this policy and are supported in strategies and schemes.



5.6 Tree farming

Tree farming is an umbrella term used to describe the planting of trees to generate economic return and/or environmental benefits. It has been a rapidly emerging industry in a number of rural locations across the State. Usually this has involved the planting of trees for harvest. However, more recently the planting of trees for carbon sequestration has emerged as a new rural land use. Tree farming which involves harvesting is a primary production activity that also sequesters carbon. The different types of tree farms, i.e. integrated, chip logs or saw logs, require varied planning approaches.

WAPC policy in regard to tree farming is:

- (a) tree farming is supported and encouraged on rural land as a means of diversifying rural economies and providing economic and environmental benefit;
- (b) tree farming should generally not occur on priority agricultural land;
- (c) tree farming should generally be a permitted use on rural land, except where development of a tree farm would create an extreme or unacceptable bushfire risk or when responding to specific local circumstances as identified in a strategy or scheme;
- (d) local governments should manage the location, extent and application requirements for tree farming in their communities through local planning strategies, schemes and/or local planning policies;
- (e) in planning for tree farming, local government considerations should include but are not limited to, potential bushfire risk, environmental and economic factors, water availability and recharge,

- visual landscape impacts, transport impacts of tree farming (where harvesting is proposed), planting thresholds, appropriate buffers, and location relative to conservation estates and sensitive land uses;
- (f) where tree farm proposals are integrated with farm management for the purpose of natural resource management and occupy no more than 10 per cent of the farm, the proposal should not require local government development approval; and
- (g) the establishment of tree farms does not warrant the creation of new or smaller rural lots.

5.7 Animal premises

Animal premises are important contributors to the food needs of Western Australia's residents and to the State's economy. In order to operate effectively they require ready access to consumers, access to services and freight, appropriate environmental or climatic conditions, and the ability to respond to changes in the market. As a result, animal premises are generally located in the vicinity of road, rail and port infrastructure and population centres. Relocation of existing animal premises away from approaching urban fronts will not be possible for all businesses, nor is it a reasonable expectation.

Many animal premises are subject to environmental regulation, but others, most notably poultry farms, are not. Where animal premises are not subject to environmental regulation, planning decision-makers may need to consider a broader range of environmental factors and resolve potential land use conflict.

WAPC policy in regard to animal premises is:

- (a) animal premises are a rural land use, and are generally supported and encouraged on rural land provided rural amenity and environmental impacts can be effectively managed;
- (b) animal premises that require large sites or buffers, and could limit existing or potential industrial land uses, should generally not be located in State strategic industrial areas or within their buffers;
- (c) expansion of existing animal premises may be supported where off-site impacts (such as odour, dust or noise) are mitigated or managed to achieve maintenance or reduction of impacts, in accordance with an accepted code of practice;
- (d) in addition to environmental issues, planning decision-makers must consider the following matters in assessing proposals –
 - (i) the staging of the proposal and ultimate design capacity;
 - (ii) the transport of animals to and from the site;
 - (iii) the handling and disposal of deceased or 'retired' animals on or off-site;
 - (iv) the transport, handling and/or disposal of animal feed and/or waste on or off-site;
 - (v) outdoor pens or roaming areas for animals;
 - (vi) the potential impacts of operating hours;
 - (vii) shed configuration, including rotation and/or automation;
 - (viii) servicing, including location and size of effluent disposal ponds; and



- (ix) biosecurity (based on advice from the industry); and
- (e) where an animal premises proposal may affect the nutrient load of a river, estuary or associated tributary and the system and/or its receiving water body has no further capacity to assimilate nutrients without an adverse impact on ecosystem health, a reduction in nutrient export is to be demonstrated.

5.8 Intensive agriculture

Intensive agricultural products are important contributors to the State's economy and are sold to domestic and export markets. Several localities in Western Australia produce much of the State's produce, including Carabooda, Gingin Brook, Perth Hills, Nowergup, Myalup, Manjimup, Donnybrook, Margaret River, Carnarvon, and Ord River. In addition, there are other dedicated sites that may produce a high percentage of a particular commodity in the context of State supply.

In order to operate effectively, producers may require areas of high agricultural productivity, water availability, suitable climatic conditions and ready access to markets and freight networks.

WAPC policy in regard to intensive agriculture is:

- (a) intensive agriculture is generally supported and encouraged on rural land provided rural amenity and environmental impacts can be effectively managed;
- (b) intensive agriculture sites of State significance should be protected from encroachment;
- (c) in considering buffer distances between intensive agriculture and sensitive land uses, the requirements of clause 5.12 should be observed, and the following matters may also affect the buffer –

- (i) types of chemicals used and their method of application;
- (ii) the characteristics of the site/s, including vegetation, topography and prevailing winds;
- (iii) potential mitigation approaches, including fencing, vegetation buffers, open space, road reserves and other compatible uses; and
- (iv) potential staging and/or expansion intention of the intensive agriculture operator; and
- (d) where an intensive agriculture proposal may affect the nutrient load of a river, estuary or associated tributary and the system and/or its receiving water body has no further capacity to assimilate nutrients without an adverse impact on ecosystem health, a reduction in nutrient export is to be demonstrated.

5.9 Basic raw materials outside the Perth and Peel planning regions

Basic raw materials are essential for the construction of buildings, roads and other infrastructure, and also for the sustainability of agricultural production.

Identification of basic raw material sites does not presume that extraction would be environmentally acceptable or that subsequent approval for extraction would be guaranteed. Nor does it remove the requirement of local government authorities or proponents to meet their obligations to identify those environmental constraints which may determine the extent and/or manner in which a proposal may be implemented.

WAPC policy for basic raw materials located outside the Perth and Peel planning regions is:

- (a) Significant Geological Supplies and their buffers are not to be developed for other purposes until the resource is extracted, or unless development is compatible with the future extraction of the resource;
- (b) Significant Geological Supplies and significant basic raw material resources, and an indicative separation distance or buffer, should be identified in sub-regional and/or local planning strategies;
- (c) region and local planning schemes should identify Significant Geological Supplies and significant basic raw material resources, and include provisions for their protection, access and use;
- (d) basic raw material resources and sites should be identified in local planning strategies and schemes as required;
- (e) region and local planning schemes should not generally prohibit the extraction of basic raw material resources;
- (f) sequential land use planning is encouraged whereby extraction and appropriate rehabilitation can take place on a programmed basis in advance of longer-term use and development;
- (g) sensitive zones and/or land uses may be approved where it can be demonstrated they will not limit the existing or potential extraction of basic raw materials;
- (h) where a basic raw material resource is located with native vegetation or significant biodiversity values, extraction of the resource may require referral under Part IV or Part V of the *Environmental Protection Act 1986*. Environmental regulation of the proposal may require vegetation retention and/or protection of other environmental assets;



- (i) planning decision-makers are to have due regard to advice from environmental agencies and consider potential impacts on fragmentation and connectivity of remnant vegetation; and
- (j) where a basic raw material resource is located in a public drinking water source area, extraction of the resource may be subject to achieving separation distances to the groundwater table to protect water quality. Separation distances from water supply infrastructure, and other management measures to protect water quality, should be applied in planning decision-making.

5.10 Managing and improving environmental and landscape attributes

The planning system is well-placed to address environmental and landscape values when land use change is contemplated, to ensure that negative impact from development is minimised.

Environmental and landscape attributes will be managed and improved by:

- (a) supporting and promoting private conservation areas within Western Australia in addition to State and local government conservation reserves;
- (b) supporting the establishment of environmental corridors in strategies and schemes, including connection of State and local reserves and waterways and wetlands within private conservation areas;
- (c) considering future ownership and management arrangements prior to the zoning of land for conservation purposes;

- (d) supporting rural living proposals with a conservation theme that result in improved environmental outcomes, where that land is identified as suitable for future rural living subdivision in a strategy or scheme, in accordance with the policy requirements of clauses 5.2 and 5.3;
- (e) supporting the inclusion into strategies and schemes of provisions that promote protection of valued landscape and views, as required; and
- (f) making planning decisions that support the protection of water resources and their dependent environments in order to maintain or improve water quality.

5.11 Regional facilities

Some rural land may be suitable to accommodate facilities that serve a regional or sub-regional catchment. This could include regional attractors or facilities such as sporting or entertainment venues, places of worship, prisons, cemeteries and waste facilities.

As these land uses serve a regional or sub-regional function, the WAPC recommends that sites for regional facilities be subject to scheme amendment processes to allow for early environmental referral and public advertising.

Where amendments are proposed, or in situations where a development application is lodged, the following requirements apply:

- (a) facilities should be located on a main road or on a road that is of a suitable standard and treatment, to accommodate significant increase in traffic volumes and freight tasks which may be generated by the proposal;

- (b) facilities should contain or satisfactorily manage potential environmental (including water resources), noise, amenity and air quality impacts on the landholding without affecting nearby rural land uses;
- (c) facilities should not be visually dominant within key viewsheds, and should be visually compatible with surrounding land uses and development; and
- (d) facilities should be provided with essential services commensurate with the intended land use.

5.12 Preventing and managing impacts in land use planning

One of the key elements in achieving the objectives of this policy is ensuring that zones and sites are suitable for their intended purpose. As a result, at each stage of the planning framework, planning decision-makers need to consider the broad suitability of land uses and the ability to manage offsite impacts prior to determining whether the use of a buffer is necessary.

5.12.1 Avoiding land use conflict

Planning decision-makers shall take the following approach to avoid land use conflict:

- (a) where an existing land use that may generate impacts is broadly compatible with surrounding zones and land uses, a separation distance should be indicated in a local planning strategy so there is broad awareness of the land use;
- (b) where a development is proposed for a land use that may generate off-site impacts, there should be application of the separation distances used in environmental policy and health guidance,



- prescribed standards, accepted industry standards and/or Codes of Practice, followed by considering –
- (i) whether the site is capable of accommodating the land use; and/or
 - (ii) whether surrounding rural land is suitable, and can be used to meet the separation distances between the nearest sensitive land use and/or zone, and would not limit future rural land uses; and
 - (iii) whether if clauses (i) and/or (ii) are met, a statutory buffer is not required;
- (c) where a development is proposed for a land use that may generate off-site impacts and does not meet the standard outlined in clause 5.12.1 (b) then more detailed consideration of off-site impacts will be required, in accordance with clause 5.12.3 of this policy; and
- (d) where a development is proposed that could be contemplated in the zone, and has been assessed under clause 5.12.3 as having unacceptable off-site impacts that cannot be further mitigated or managed, the proposal should be refused.

5.12.2 Planning approach for sensitive land uses in rural zones potentially affected by a rural land use

This policy seeks to limit the introduction of sensitive land uses that may compromise existing and future primary production on rural land. In considering these zones and land uses, WAPC's position is that:

- (a) single dwellings on rural land are a sensitive land use;

- (b) single dwellings and other sensitive land uses on rural land should be afforded a reasonable standard of rural amenity;
- (c) the introduction of single dwellings and other sensitive land uses should not occur where they would limit primary production;
- (d) the extent of a sensitive land use on rural land is a distance (as opposed to the property boundary) from the perimeter of the use that provides a reasonable standard of rural amenity;
- (e) where primary production sites require caretakers' dwellings for management or operational purposes, these dwellings should not be considered a sensitive land use, noting that occupational health and workplace safety requirements will apply;
- (f) rural land uses are compatible with the preservation of rural character and amenity in rural zones;
- (g) where single dwellings or other sensitive land uses are proposed in an area potentially impacted by a primary production site of State significance, prospective purchasers may be advised of potential impacts by notifications on title at subdivision stage.

5.12.3 Determining a buffer

In addition to those matters required under a scheme, where detailed consideration of off-site impacts is required in accordance with clause 5.12.1 (c), determination of a buffer should, take into account:

- (a) separation distances recommended in Government policy and guidance;
- (b) whether the design and/or operation of the proposal is in accordance with prescribed standards, accepted industry standards or codes of practice;

- (c) whether, prior to issuing an approval, any management plans associated with the proposal are capable of being implemented;
- (d) the existing or potential requirement for environmental licensing and/or works approval;
- (e) potential cumulative impacts;
- (f) whether modelling is required where impacts on sensitive land uses outside the property boundary are anticipated to exceed the parameters used in environmental policy, prescribed standards, accepted industry standards and/or codes of practice; and
- (g) odour modelling, when required, is to be undertaken in accordance with a methodology outlined in Government policy or guideline, or an agreed equivalent, by the proponent of the primary production or the proponent of the sensitive zone or land use.

5.12.4 Planning approach for buffers

Where a buffer has been determined in accordance with clause 5.12.3 and off-site impacts can be managed by planning controls, planning decision-makers should adopt the following approach as applicable:

- (a) for a scheme review or amendment, generally a statutory buffer should be applied and take the form of a special control area with related scheme provisions;
- (b) for a structure plan, designate buffers, noting that their effect is one of 'due regard';
- (c) for a subdivision, include a condition that notifies prospective purchasers of either a statutory buffer, or a land use that may affect residential amenity; and



- (d) for a development application, the requirements of clause 5.12.1 (b) must be satisfied, as it is not possible to implement a statutory buffer through a development application. Where clause 5.12.1 (b) cannot be satisfied, a scheme amendment may be required.

Where the right to construct a single dwelling on rural land exists in a scheme, it cannot be extinguished over the entire site by a statutory buffer.

5.12.5 Planning approach for managing land use transition

Rural land may transition to other zones, such as urban, residential, commercial and industrial. In such cases, it is necessary for land use transition to be managed, such that existing operators can continue to function and new landowners have reasonable expectations. In such cases, WAPC policy is:

- (a) where an area is transitioning from a rural zoning to urban, buffers may be required during the transition, to manage the change and allow producers to continue operations until such time as production ceases or relocation occurs;
- (b) where an area is transitioning from a rural zoning and the producers plan to relocate before rezoning, structure planning or subdivision occur, proponents are to provide evidence of the intended closure, such as a statutory declaration, written undertaking by the producer, unconditional offer and acceptance for the sale of the property, or removal of the agricultural infrastructure. In these circumstances a buffer need not be applied;

- (c) prospective purchasers of properties affected by a buffer may be advised of the existence of a rural land use through a condition of subdivision; and
- (d) in accordance with clause 5.2 (c) of this policy, rural land uses of State significance are to be given due regard in decision-making.

6 IMPLEMENTATION

This policy is given effect by the *Planning and Development Act 2005*. The appropriate planning instruments to protect rural land and land uses are State and regional strategies, region schemes, local planning strategies, local planning schemes, local planning policies, structure plans, subdivision and development applications.

As a general principle, rural land and land uses should be considered at each stage of the planning framework, increasing in detail at each level.

6.1 Regional strategic planning for rural land

Regional planning strategies should identify:

- (a) primary production sites that service the region or beyond;
- (b) priority agricultural land;
- (c) the location of Significant Geological Supplies;
- (d) areas of known and important mineral and petroleum resources;
- (e) regionally significant biodiversity, landscape and environmental assets, including water resources; and

- (f) key regional transport routes for transporting agricultural products, basic raw materials, mineral products and other resources.

6.2 Sub-regional and local strategic planning for rural land

Sub-regional and local planning strategies should:

- (a) provide more detailed consideration and guidance in relation to the matters listed at 6.1 of this policy;
- (b) only identify land for rural living zones in accordance with *State Planning Policy 3: Urban Growth and Settlement* and clauses 5.2 and 5.3 of this policy;
- (c) only identify rural land for conversion to other land uses when consistent with the objectives of this policy;
- (d) indicate separation distances and/or buffers for land uses where necessary; and
- (e) provide soil and land capability information regarding the risk of nutrient export where land uses may generate increased nutrient loads in rivers, estuaries or their tributaries.

6.3 Rural land in local planning schemes

When local planning schemes are prepared or reviewed, planning decision-makers shall:

- (a) provide more detailed consideration and guidance to respond to the matters listed at clauses 6.1 and 6.2 of this policy;
- (b) in rural zones, limit the introduction of land uses that may constrain existing or potential future rural land uses;



- (c) only categorise land uses as permissible in rural zones if they are consistent with the objectives of this policy and a local planning strategy;
- (d) generally designate animal premises as 'permitted' or 'discretionary' uses; and
- (e) consider whether sensitive land uses in rural zones serve a secondary function to the purpose of the land for primary production, environment and landscape, and whether they should not be 'permitted' uses in planning schemes.

6.3.1 Use of the terms 'noxious' and 'hazardous' in schemes

A number of schemes describe some land uses as 'noxious' and 'hazardous', based on definitions from environmental and health legislation. When used out of context in planning schemes, these terms imply that, when developed, the land uses will be noxious and hazardous. However, environmental, health and planning controls may have the combined effect of managing impacts to acceptable levels.

WAPC policy is that:

- (a) the terms 'noxious' and 'hazardous' should not be used in region and local planning schemes;
- (b) the terms 'noxious' and 'hazardous' should be removed from schemes when they are reviewed and be replaced by definitions that more accurately describe the land use;
- (c) applications for animal premises should not be assessed as 'noxious' or 'hazardous' industries in the land use zoning table; and

- (d) where these terms occur in existing schemes, and no other land uses could reasonably be applied to a proposal, the land use should be dealt with as a 'use not listed' and assessed under the zone objectives.

6.4 Zoning proposals affecting rural land

In contemplating zoning proposals or amendments to region or local planning schemes, planning decision-makers shall consider:

- (a) the suitability of the site to be developed for the proposed use;
- (b) the siting of the zone/land use in the context of surrounding zones/land uses (existing and proposed);
- (c) the capacity of the site to accommodate the proposed zone/land use and associated impacts and:
 - (i) only support proposals which are consistent with endorsed planning strategies, or in exceptional circumstances, where the proposal meets the objectives and intent of WAPC policy;
 - (ii) only support the introduction of sensitive zones that may affect the existing and future operation of primary production where the management of impacts and/or mitigation approaches have been substantively resolved and are not wholly deferred to later stages of planning;
 - (iii) that the continuation of existing rural land uses are taken into account;
 - (iv) ensure that lifting of urban deferred land in a region scheme is in accordance with clause 6.4 (b);

- (v) ensure that the sensitive zone does not overlap with any buffer determined to be necessary as a result of introducing the new zone, and the area within the buffer should retain its rural zoning until such time as the buffer is no longer required; and
- (vi) ensure that adequate land is identified to contain impacts from existing primary production, before introducing sensitive or industrial zones on rural land.

6.5 Subdivision

It is the view of the WAPC that there are sufficient, suitably sized and located rural lots to cater for intensive and emerging primary production land uses. Creation of new rural lots through ad-hoc, unplanned subdivision will not be permitted.

In contemplating subdivision proposals on rural land, WAPC policy is:

- (a) the creation of new or smaller rural lots will be by exception and in accordance with *Development Control Policy 3.4: Subdivision of rural land*;
- (b) the creation of new or smaller rural lots by exception may be provided for in other State Planning Policies and/or a local planning strategy or scheme;
- (c) no other planning instruments besides those listed at (a) or (b) can provide for the subdivision of rural land; and
- (d) the introduction of new dwelling entitlements or other sensitive land uses should not limit or prevent primary production from occurring.



6.5.1 Servicing conditions

Electricity

For rural and rural living subdivisions, WAPC policy is for electricity supply to be commensurate with the intended land use.

The policy measures are:

- (a) subdivisions involving housing, particularly in a rural residential zone, will generally require a network electricity supply;
- (b) where lots created as a result of a subdivision for a homestead lot, a conservation lot or boundary realignment do not require a power connection to support the land use, an electricity supply condition may not be applied;
- (c) where an existing power connection to a lot is confirmed as meeting safety requirements, an electricity supply condition may not be applied, or may be cleared;
- (d) where connection to a network electricity supply requires an infrastructure upgrade that is not commensurate with the scale of the proposal, the WAPC may not impose, or may clear, a condition of subdivision requiring an electricity supply, provided that:
 - (i) a notification is placed on title advising that an electricity supply is not supplied to the lot/s; or
 - (ii) the subdivider voluntarily places a notification on title advising that an electricity supply is not supplied to the lot/s; and
 - (iii) it is demonstrated that the lot can be serviced by renewable energy source/s;

- (e) where a proposal would intensify development, and there is existing electricity supply infrastructure that traverses the lots/s, the WAPC may require removal or relocation of infrastructure.

Wastewater disposal

For rural and rural living subdivisions, WAPC policy is:

- (a) on-site wastewater disposal is generally acceptable, subject to the appropriate separation from buildings, watercourses, water bodies and/or drinking water sources being demonstrated.

Water supply

The policy provisions relevant to water supply for rural living proposals are outlined in clause 5.3 of this policy.

For rural subdivisions, WAPC policy is:

- (a) where subdivision of rural land occurs in accordance with this policy, a notification may be placed on title where a licensed water supply is not available; and
- (b) a proposed lot may rely on a Service by Agreement supply or rainwater.

6.6 Development

Section 67 of the *Planning and Development (Local Planning Schemes) Regulations 2015* outlines the range of matters to be considered by local governments in determining applications for development approval.

6.7 Local planning policies

Local governments may prepare local planning policies to supplement or elaborate on issues associated with this policy. The scope and effect of local planning policies is outlined in the *Planning and Development (Local Planning Schemes) Regulations 2015*.

6.8 Rural Planning Guidelines

The WAPC's Rural Planning Guidelines provide guidance and further detail for implementing this policy.



GLOSSARY OF TERMS

The terms used in this policy are defined in this section. Some are sourced from the *Planning and Development (Local Planning Schemes) Regulations 2015*. Definitions contained in this policy also apply to *Development Control Policy 3.4: Subdivision of rural land*.

Term	Definition
Abattoir	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Agriculture – extensive	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Agriculture – intensive	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Agricultural land use / agricultural purposes	A subset of rural land used specifically for agricultural purposes including agriculture – extensive, agriculture – intensive, pastoral uses, plantations and agro forestry. May include industry – primary production. Does not include rural living.
Alternative servicing	Provision of services including drinking water, power and sewage disposal by a householder or other body, as opposed to a licensed provider.
Alternative water supply	Water supplied by means other than a licensed water service provider (such as the Water Corporation). Includes potable water for domestic use (where it is approved by the Department of Health) and either potable or non-potable water for fire fighting, including the maintenance of fire retardant vegetation and gardens.
Animal establishment	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Animal husbandry – intensive	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Animal premises	An umbrella term which covers the following rural land uses: abattoirs, animal husbandry – intensive (including poultry farms and piggeries), rendering plants and sale yards. Does not include animal establishments, catteries or kennels.

Term	Definition
Basic raw materials	Sand (including silica sand), clay, hard rock, limestone (including metallurgical limestone), agricultural lime, gravel, gypsum and other construction and road building materials. The materials may be of State, regional or local significance depending on the resource location, size, relative scarcity, value and demand for the product.
Buffer	<p>The strategic or statutory designation of land in which sensitive land uses are constrained or prohibited. The extent of a buffer comprises the following elements:</p> <ul style="list-style-type: none"> • the type and scale of the proposal • Government policy on separation distance • existing or potential requirement for environmental licensing and/or works approval • industry-specific guidelines • technical studies • potential cumulative impacts • amenity, visual impact • environmental and topographic features • cadastre • the continuation and/or expansion of the land use in the context of surrounding land uses. <p>A buffer is measured from activity to activity, and does not necessarily relate to cadastral boundaries. A strategic buffer is one shown in a local planning strategy or other strategic planning document. A statutory buffer is one shown in a region or local planning scheme where there are land use planning controls that give effect to the buffer.</p>
Carbon sequestration	Capture and storage of carbon in a manner that prevents it from being released into the atmosphere. Often occurs through tree planting.
Code of practice	Written guidelines issued by an official body or a professional association to its members to express the preferred operating standards for the business.



Term	Definition
Conservation estate	Land with significant conservation values, reserved (or proposed to be reserved) under the National Reserve System or through the <i>Conservation and Land Management Act 1984</i> .
Environmental corridors	A network of native vegetation that maintains some of the ecological functions of natural areas and counters the effects of habitat fragmentation (adapted from the Environmental Protection Authority's Guidance Statement No. 33).
High-quality agricultural land	Land that is identified in a dataset generated by the agency responsible for agriculture and food, based on land capability, water and climate.
Hobby farm	See Rural Pursuit.
Identified biodiversity values	A formal indication that the biodiversity values of a site are such that the site should be subject to some form of protection. This could include, but is not limited to, a matter of significance under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i> , a policy or advice from the Environmental Protection Authority or other environmental agency, and a local biodiversity strategy.
Industry – extractive	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Industry – primary production	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Landscape or bushland protection zone	A land use zone with conservation as the predominant land use. May be a subset of rural living characterised by clustering of residential development/land use on a land parcel(s) containing areas of high environmental and/or landscape value. Also refers to zones including bushland conservation, rural landscape, and rural conservation.
Licensed service provider	A provider of services such as electricity, water or wastewater disposal, licensed by the Economic Regulation Authority in accordance with the licensing schemes set out in the <i>Electricity Industry Act 2004</i> , <i>Energy Coordination Act 1994</i> and the <i>Water Services Act 2012</i> .

Term	Definition
Local planning strategy	A strategy prepared under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> Part 3, as amended from time to time, which sets out the long-term planning directions for a local government, applies State and regional planning policies, and provides the rationale for the zones and other provisions of the local planning scheme.
Locally significant	A land use, area or issue that is of significance to a local government, district or townsite by virtue of any or all of the economic, social, cultural or environmental values for that land use, area or issue.
Main road	A road that provides for major regional and inter-regional traffic movement and carries large volumes of generally fast moving traffic.
Natural resources	Resources supplied by nature. These are commonly classified into non-renewable resources, such as minerals and petroleum, and renewable natural resources that propagate or sustain life and are naturally self-renewing when properly managed, including plants and animals as well as soil and water.
Off-site impacts	Impacts such as odour, noise, spray drift, vibration, dust, groundwater, air pollution or light spill that cannot be contained within a property boundary. These are impacts which remain after mitigation and management to regulatory and/or policy standards.
Pastoral land and purposes	As per part 7 of the <i>Land Administration Act 1997</i> .
Peri-urban	A general term used to describe land on the outskirts of a major urban area or capital city e.g. Perth, Geraldton, Northam, Kalgoorlie, Bunbury, Albany. Peri-urban land located between the suburbs and the countryside. Combination of the words peripheral and urban. Refers to a general location and is not a land use.
Piggery	A subset of animal premises relating to any land or buildings used for the rearing or keeping of pigs.
Poultry farm	A subset of animal premises relating to any land or buildings used for the rearing or keeping of poultry for either egg or meat production.



Term	Definition
Primary production	The carrying out of a business that: cultivates or propagates plants; maintains animals; takes or cultivates aquatic organisms, extracts basic raw materials, and plants, tends, fells and/or transports trees or parts thereof for sale or remuneration. It includes intensive and extensive agriculture, animal husbandry – intensive, animal premises, industry – extractive, tree farms and plantations.
Priority agricultural land	Land of State, regional or local significance for food production purposes due to its comparative advantage in terms of soils, climate, water (rain or irrigation) and access to services. Priority agricultural land is derived from High Quality Agricultural Land data that has been subject to consultation and refinement, and has removed land required for existing and future urban/development areas, public use areas and land required for environmental purposes.
Private conservation areas	Areas with significant conservation value that may be identified in a strategy or scheme and/or zoned for conservation purposes, and are in private ownership.
Reasonable standard	The degree of reasonableness as outlined in the <i>Associated Provincial Picture Houses Ltd v Wednesbury Corporation (1947) 2 All ER 6802</i> decision and used to determine if a condition should not be imposed because it is so unreasonable that no reasonable body or persons could have made the decision.
Regional	Pertaining of, or to, a planning region as defined in the <i>Planning and Development Act 2005</i> .
Regional facilities	Land uses that serve a regional or sub-regional function, with a wide geographic catchment, and which may be suitable in rural areas and/or zones. Includes land uses such as landfills, cemeteries, prisons and places of worship, but does not include public utility infrastructure.
Regional or sub-regional planning strategy	A land use planning strategy, framework or structure plan, usually prepared by the Western Australian Planning Commission, which sets strategic direction over a planning region, sub-region, townsite or suburb. May include a spatial plan that provides a basis for future zoning.
Regionally significant	A land use, area or issue of significance to a planning region by virtue of any or all of the economic, social, cultural or environmental values for that land use, area or issue.

Term	Definition
Remnant vegetation	Vegetation which is either a remainder of the natural vegetation of the land that was present prior to European settlement, or, if altered, is still representative of the structure and floristics of the natural vegetation, and provides the necessary habitat for native species.
Renewable energy source	Any source of energy that can be used without depleting its reserves. This can include: <ul style="list-style-type: none"> • solar • wind • bioenergy, such as wood, agricultural crops and residues, animal wastes, and municipal solid (green) waste • hydropower • geothermal and hot dry rock • tidal and wave • alternative fuels such as ethanol and biodiesel
Rural amenity	A standard of residential amenity that is rural in nature, which may include impacts from primary production. May also include biodiversity conservation, natural resource management, some public purposes and protection of landscapes and views.
Rural enterprise zone	A predominantly light industrial zone, generally suitable in rural areas, that provides for light industrial land uses and an ancillary residential dwelling on one lot, with lot sizes in the order of one to four hectares. May also be known as rural industry or composite zones.
Rural home business	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .
Rural land	Land zoned or identified for agricultural or rural use in a region or local planning scheme or strategy.
Rural land use	Land uses that are rural in nature and that support and are associated with primary production, basic raw material extraction, biodiversity conservation, natural resource management, public purposes (eg. prisons, cemeteries, public utilities and waste management facilities) and protection of landscapes and views. Does not include rural living (see clause 5.3 of this policy).



Term	Definition
Rural living	<p>An umbrella term used to describe a range of zones that provide for low density residential uses in an estate or precinct, generally characterised by a grouping of lots in the order of one to 40 hectares. Rural living zones include those named rural living, rural retreat, rural residential, special rural, rural smallholdings, rural conservation and landscape protection.</p> <p>Although primary production land uses may occur within some rural living zones, they must be incidental to and compatible with the primary rural living intent and purpose of the zone.</p>
Rural pursuit/hobby farm	<p>As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p>
Rural residential zone	<p>A subset of rural living and a land use zone with land parcels from one to four hectares in size and generally provided with scheme water and reticulated power supply. May also be known as special rural.</p>
Rural smallholdings zone	<p>A subset of rural living, except where otherwise identified in a WAPC endorsed strategy or scheme. A land use zone with land parcels from four to 40 hectares in size. May also be known as rural retreat.</p>
Rural strata	<p>The subdivision of rural land into a number of residential strata lots, with the balance of the land being retained for primary production. The balance of the land is generally owned and operated by the owners of the residential lots.</p>
Sensitive land use	<p>Land uses that are residential or institutional in nature, where people live or regularly spend extended periods of time. These include dwellings, short-stay accommodation, schools, hospitals and childcare centres. Generally excludes commercial or industrial premises.</p>
Sensitive zone	<p>An umbrella term that covers land use zones that specifically provide for development of sensitive land uses. These include urban, urban development, residential, rural living and community purpose zones, and proposals for the lifting of urban deferment.</p>
Separation distance	<p>As defined in Government environmental policy, a separation distance is a recommended distance necessary to separate a source of emissions (gaseous and particulate emissions, dust, odour and noise) from sensitive land uses in order to avoid impacts to human health and amenity. A separation distance is an important consideration in determining a buffer.</p>

Term	Definition
Settlement hierarchy	<p>The designation of land for existing or future settlement, with an intended role and/or functional hierarchy.</p>
Significant Geological Supplies	<p>Basic raw materials identified by the Department of Mines and Petroleum as having State significance due to the size of the resource, relative scarcity, demand and/or location near growth areas and transport routes.</p>
Special residential zone	<p>A residential land use zone with land parcels from 2,000m² to one hectare in size.</p>
State significance	<p>A land use, area or issue that is considered by the State to be of significance to the State of Western Australia by virtue of any or all of the economic, social, cultural or environmental values for that land use, area or issue.</p>
State strategic industrial areas	<p>Areas zoned or planned for strategic industry, identified by the agency responsible for State Development.</p>
Strategy or scheme	<p>A general term used to capture a range of documents that guide or direct planning decision-making. Specifically, it refers to:</p> <ul style="list-style-type: none"> • an endorsed regional planning and infrastructure framework • an endorsed sub-regional framework or plan • an endorsed local planning strategy • an endorsed regional planning scheme • an endorsed local planning scheme • any other relevant document endorsed by the Western Australian Planning Commission or Minister for Planning
Tree farm – chip logs	<p>Land used for commercial tree production, generally on a smaller scale, where it is intended that the trees are to be harvested to produce wood chips or wood pulp.</p>
Tree farm – saw logs	<p>Land used for commercial tree production, generally on a smaller scale, where it is intended that the trees are to be harvested to produce higher quality sawn timber or veneers, such as for furniture or the construction industry.</p>
Tree farm – integrated	<p>Tree farm proposals that are small in scale, integrated into existing farming operations, and generally for natural resource management purposes.</p>



Term	Definition
Tree farm – carbon sequestration	Land used for the capture and storage of carbon in a manner that prevents it from being released into the atmosphere. Regulated in Western Australia by the <i>Carbon Rights Act 2003</i> .
Urban uses	A general term used to describe the zones and reserves that are typically found in an urban locality or townsite, such as residential, commercial, industrial and public purposes.
WAPC endorsed	A document endorsed, approved or adopted by the Western Australian Planning Commission.
Water resources	Watercourses and wetlands together with their beds and banks; other surface water; and aquifers and groundwater.
Zone	As per the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . For the purposes of this policy it also includes reserves.