

## 3.4 Rural futures

### Context

The role of the Planning Scheme in rural futures is to preserve productive agricultural land, provide opportunities for a wide variety of rural pursuits, food production and innovative rural businesses and facilitate, where appropriate, suitable non-rural activities, including extractive activities. Rural areas can provide suitable locations for non-rural activities that hold significant benefits to a local or wider community, but where circumstances or characteristics are such that they are not suited to conventional urban areas.

### 3.4.1 Strategic outcomes

- (1) The capacity of productive rural lands to contribute to the Region's economy and community health is protected from incompatible land uses, enhancing the interdependence of urban and rural communities.
- (2) The rural production base of the Region is broadened to accommodate the widest diversity of productive land uses as is practicable.
- (3) Rural areas recognise that different localities within the Region have the capacity to support varying intensities of the same rural activities.
- (4) Non-rural activities that are ancillary or subsidiary to principal rural land uses are encouraged to widen the economic base for rural production provided that rural production in surrounding areas is not alienated.
- (5) Extractive resources in rural areas are protected for effective and sustainable exploitation consistent with demonstrated community need.

**Table 3. 2 Theme components - Rural futures**

3.4.2 Elements	3.4.3 Specific outcomes
(1) Productive rural land – protection of rural resources for effective utilisation.	(a) The potential for economic benefit from the rural utilisation of land resources is maintained and enhanced; (b) Good quality agricultural land is preserved; (c) Consolidation of allotments containing good quality agricultural land is encouraged; (d) Productive rural land is protected from intrusion of incompatible development; (e) Land uses that are incompatible with rural production activities and practices are not established in the rural zone or are separated from rural uses to ensure that existing and future rural activity is protected from the intrusion of incompatible land uses; (f) The assessment of impacts and potential conflicts between rural pursuits and other activities that are necessarily located in rural areas is conducted on a site-by-site basis.
(2) Rural production diversity – the commercial viability of rural areas is enhanced through an increase in the type, scale and capacity of rural land uses.	(a) Rural areas continue to support traditional activities and allow for the establishment of alternate industries such as private forestry and aquaculture; (b) Diversification of rural activities to include new and emerging industries and on-farm value-adding is facilitated; (c) variety of rural activities is encouraged provided that environmental and off-site impacts are mitigated; (d) Rural activities that have potentially adverse environmental impacts implement management plans to mitigate their effects and are separated from sensitive receiving environments.

<b>3.4.2 Elements</b>	<b>3.4.3 Specific outcomes</b>
(3) Rural production intensity – rural areas provide for the establishment of rural industries at intensities that are appropriate in the local circumstances.	<ul style="list-style-type: none"> <li>(a) The scale of production in rural areas is consistent with the capacity of the land and the locality in which it is located;</li> <li>(b) Rural areas in the coastal region provide for small scale rural activities that reflect the fragmented nature of rural holdings in this precinct.</li> </ul>
(4) Non-rural uses – rural industry is supported by and protected from the intrusion of incompatible land uses	<ul style="list-style-type: none"> <li>(a) Non-rural activities that are ancillary to and associated with the rural use of land are encouraged;</li> <li>(b) Ancillary services and accommodation provided on-site for the use of workers employed on that holding are supported, subject to consideration of impacts on the environment and the long-term productive capacity of the land;</li> <li>(c) Value-adding to products grown or manufactured on-site forms part of the rural use provided that those activities remain subsidiary to that use;</li> <li>(d) Opportunities to establish tourism activities in rural areas respect the natural and rural setting;</li> <li>(e) Eco and rural-based tourism development is established at an appropriate scale that mitigates impacts on the rural values and avoids impacts on the environmental and scenic values of the area;</li> <li>(f) Non-rural activities in rural areas do not compromise rural production in surrounding areas;</li> <li>(g) Non-rural activities are not established in rural zones or are separated from rural uses to ensure that existing and future rural activity is protected from the intrusion of incompatible land uses.</li> </ul>
(5) Extractive resources – the value of extractive resources identified on the Strategic Plan Map is realised with an acceptable level of impact on the environment and lifestyle quality.	<ul style="list-style-type: none"> <li>(a) The impacts of incompatible development on the ability to exploit known extractive resources are prevented;</li> <li>(b) Non-rural land uses that are incompatible with extractive industry do not establish in rural areas or provide sufficient on-site buffering to eliminate any impacts;</li> <li>(c) Exploitation of extractive deposits are managed such that adverse environmental and amenity impacts are maintained at an acceptable level;</li> <li>(d) Extractive industry operations, including haul routes, should avoid significant adverse effects on the natural features, safety and amenity of the locality.</li> <li>(e) Extractive industry operations contain any significant adverse impacts within the site and screening of activities is provided to protect the landscape character of rural areas.</li> </ul>