

## 8.2.2 Agricultural land overlay code

### 8.2.2.1 Application

This code applies to assessable development:-

- (a) subject to the agricultural land overlay shown on the overlay maps contained within **Schedule 2 (Mapping)**; and
- (b) identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

### 8.2.2.2 Purpose and overall outcomes

- (1) The purpose of the Agricultural land overlay code is to ensure that sustainable agricultural use of agricultural land is protected from inappropriate development that leads to its alienation, fragmentation or diminished productivity.
- (2) The purpose of the code will be achieved through the following overall outcome:-
  - (a) the ongoing productive use of agricultural land classification (ALC) Class A and Class B land for agricultural purposes is maintained and protected by ensuring that:-
    - (i) ALC Class A and Class B land is not used for non-agricultural purposes;
    - (ii) conflict between farming activities and sensitive land uses is avoided or appropriately mitigated;
    - (iii) further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
    - (iv) development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

Editor's note—ALC Class A and Class B land is protected and remains available for productive and sustainable agricultural and rural pursuits unless:

- a) There is an overriding need in terms of public benefit; and
- b) There is no alternative site suitable for the particular purpose.

### 8.2.2.3 Assessment benchmarks

**Table 8.2.2.3.1 Assessment benchmarks for assessable development**

Performance outcomes		Acceptable outcomes	
<b>Conservation of ALC Class A and Class B land</b>			
<b>PO1</b>	Development ensures that ALC Class A and Class B land is conserved to ensure its long-term availability and productive use for agriculture.	<b>AO1</b>	No acceptable outcome provided.
<b>PO2</b>	Uses and associated works that do not require agricultural land resources to support economic activity are not located on ALC Class A and Class B land.	<b>AO2</b>	No acceptable outcome provided.
<b>Avoidance or mitigation of land use conflicts</b>			
<b>PO3</b>	Development for residential activities and other sensitive land uses does not adversely impact on the ongoing operational efficiency and productive agricultural use of ALC Class A and Class B land.  Note—to demonstrate compliance with this particular performance outcome, an assessment of appropriate separation areas and buffers between the proposed development and areas of	<b>AO3</b>	No acceptable outcome provided.

Performance outcomes		Acceptable outcomes	
	ALC Class A and Class B land will need to be undertaken in accordance with the <i>State Planning Policy Guideline: State Interest—Agriculture</i> .		
<b>Rearrangement of lot boundaries</b>			
<b>PO4</b>	The boundaries of existing lots containing ALC Class A and Class B land are not rearranged, unless it can be demonstrated that a rearrangement of lot boundaries would:- (a) aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; (b) provide for better land management; and (c) not give rise to, or worsen, land use conflicts between agricultural and residential land uses.	<b>AO4</b>	No acceptable outcome provided.
<b>Sediment and stormwater run-off</b>			
<b>PO5</b>	Development for non-agricultural purposes is located, designed and constructed to minimise the impact of sediment and stormwater run-off on ALC Class A and Class B land.	<b>AO5</b>	No acceptable outcome provided.