

Guide to Planning for
**HEALTHY AGRICULTURE
IN QUEENSLAND**

2015



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PLANNING FOR AGRICULTURE

This booklet is about planning principles to ensure that agriculture can continue to grow and provide food, fibre, timber and other products to a growing population.

Agricultural production and supply systems are concerned with the production, transport, processing and supply of food, fibre, timber and foliage to consumers. Planning and agriculture come together when society is faced with choices about the location of food production in relation to future housing, industry and infrastructure and where in the landscape, these uses will best maintain environmental processes.

Rural areas encompassing agriculture have been considered by past planning approaches as the balance of the available land area, providing a source of land for development. Until recently, Government policy and planning has reflected this attitude. There is increasing recognition that land zoned rural should not be considered as just a holding zone for another land use at a later stage. Instead productive rural land requires planning attention in its own right as a setting for a complex set of land uses and industries that complement each other and are essential for providing for society's needs for food, clothing, shelter and environmental services.

The following definition of agriculture has been adopted in this document:

Agriculture - Any activity connected with the growing of food, fibre, timber and foliage including, but not limited to, cropping*, intensive horticulture*, animal husbandry*, intensive animal industry*, animal keeping*, aquaculture*, permanent plantation* wholesale nursery*, production nursery, roadside stall*, winery* and rural industry*; and also including ancillary activities concerned with accommodation of farm workers, visitors and tourists; the storage of water; irrigation and drainage works; the storage of equipment for the production and transport of agricultural products; and the on-farm processing, packaging, storage and sale of agricultural products.

* Definitions in Schedule 1 of Queensland Planning Provisions Ver 4.0

Land use planning for agriculture in Queensland is primarily achieved through the Sustainable Planning Act 2009 which provides for the preparation of Regional Plans by the State

Government and for local planning schemes by Local Councils; the Regional Planning Interests Act 2014 which manages the impact of resource activities on agricultural and residential areas; and through the Land Act 1994 which also determines land use on leasehold land. These plans and schemes determine the distribution of land uses in regional and local areas by preparing strategic plans that indicate the desired or preferred future land use patterns; and by the assessment of development applications when landholders or developers propose either a change of land use or the subdivision of land.

This guide has been prepared to assist all parties involved in land use planning for agriculture. These include

- farmers, graziers and rural landholders who need to participate in planning processes at the local or regional level;
- local government councilors and planners responsible for planning in their local areas; and
- planners and decision-makers in State Government agencies and industry peak bodies who are responsible for policy settings at the state level.

Local government planners, State regional planners, farmers or community representatives, should consider the following nine principles to achieve a healthy agricultural sector at the regional and local level.

This booklet is one of a series produced by the QFF Rural Planning Project. Other publications are:

- Planning for Healthy Agriculture – A Toolkit for good practice planning for prosperous agriculture in Queensland.
- Planning guideline for intensive horticulture and production nurseries
- Resource activities on agricultural land – Guide to the Regional Planning Interests Act 2014
- Rural planning case studies
- Planning and environmental management requirements for agriculture in Queensland



THE CORE PRINCIPLES OF AGRICULTURAL PLANNING

<p>1</p> <p>THE ECONOMY</p> <p>Recognise the importance of agriculture to a sustainable regional economy and urban communities by including references to agriculture in the vision and objectives of planning documents.</p>	<p>2</p> <p>NATURAL RESOURCES</p> <p>Identify and protect the natural resource base for agriculture by defining areas of suitable land and excluding incompatible land uses, particularly urban or rural-residential uses, mining and petroleum extraction, permanent plantations and infrastructure corridors from these and other areas important for local or specialised agricultural production.</p>	<p>3</p> <p>LOT SIZES</p> <p>Avoid fragmentation of agricultural land and other pressures of urban growth by setting appropriate lot sizes in agricultural areas consistent with the economics of local and regional production systems.</p>
<p>4</p> <p>LAND USE CONFLICT</p> <p>a. Avoid land use conflict and provide for compatible rural uses by defining areas for compatible agricultural production, particularly intensive animal industry* and intensive horticulture*, preventing the location of incompatible uses in and adjacent to agricultural production areas and where necessary requiring buffer areas between incompatible uses.</p> <p>b. Manage existing land use conflict by giving preference to pre-existing lawful and lawfully operating agricultural land uses when dealing with complaints.</p>	<p>5</p> <p>NATURAL RESOURCE MANAGEMENT</p> <p>Encourage sustainable land and water use and practices by promoting agricultural production on suitable land and promoting sustainable land and water use practices.</p>	<p>6</p> <p>DIVERSIFICATION</p> <p>Encourage value-adding and diversification in agriculture by recognising the complexity and diversity of modern agricultural enterprises and providing for efficient development approval processes for small scale tourism activities and on-farm handling, processing and sale of agricultural produce.</p>
<p>7</p> <p>INFRASTRUCTURE</p> <p>Provide and maintain needed and efficient transport, energy and water infrastructure to support agriculture by identifying and planning for critical and strategic rural infrastructure that supports primary production and access to processing or supply chain services.</p>	<p>8</p> <p>SOCIAL SERVICES</p> <p>Provide economic, employment and social support services for agriculture in compact, self-contained rural towns and villages by providing for the growth of these settlements within clearly defined urban boundaries.</p>	<p>9</p> <p>MULTIPLE VALUES</p> <p>Protect the multiple values of agricultural land by recognising the ecosystem services provided by and attractiveness of agricultural production areas for tourism and avoid land use elements that would reduce these values.</p>

PROVISIONS FOR AGRICULTURE IN PLANNING SCHEMES

Typical Scheme Elements*

How Planning Schemes should address agriculture

STRATEGIC VISION	<p>The strategic vision should state the importance of agriculture and farming communities to the local and regional economy, to social sustainability and to sustainable natural resource management. A strong rural sector is essential to a prosperous community offering a diverse range of employment opportunities supported by the sustainable use and management of the natural resources of the area.</p>
3.0 STRATEGIC PLAN	<p>The strategic framework sets out land use strategies, specific outcomes under a number of themes and elements. The 'Agriculture' element should be addressed in the strategic outcomes for the 'Natural Resources and Landscape' and 'Economic Development' themes. Specific outcomes should refer to a strong, sustainable agricultural sector achieved through land use strategies that protect the land resources for agriculture and prevent the encroachment of incompatible land uses.</p>
5.0 TABLES OF ASSESSMENT	<p>Appropriate assessment levels (exempt, self, compliance, code or impact) are set out for development. Development that has the potential to adversely impact on agriculture or natural resource values should be subject to code or impact assessment. Extensive agricultural uses (cropping and grazing) should be exempt from development assessment. Intensive agricultural uses (intensive animal industry, intensive horticulture) may be subject to code or impact assessment dependent on location.</p>
6.0 ZONES	<p>Zones support agriculture by locating areas where agriculture is the preferred land use and restricting incompatible uses to other zones. Agriculture will be a preferred use in the Rural Zone and also permitted in other appropriate zones while residential and other lifestyle development will be confined to the General Residential and Rural Residential Zones.</p>
8.0 OVERLAYS	<p>Overlays support zones by showing the distribution of natural resources such as important agricultural land, remnant vegetation and constraints such as acid sulfate soils, steep slopes and areas of salinity hazard.</p> <p>Overlays allow a more detailed planning approach tailoring requirements to specific areas.</p>
9.0 DEVELOPMENT CODES	<p>For development encroaching on agriculture, codes can set out required separation distances and other requirements to minimise land use conflict.</p> <p>For some forms of agriculture (eg intensive animal industries) that are subject to code or impact assessment, codes set out clear statements of standards of operation and expected outcomes.</p>
Schedule 1 DEFINITIONS	<p>Standard definitions are set out in the Queensland Planning Provisions.</p> <p>(See Appendix 1 for definitions of agricultural activities).</p>

* Queensland Planning Provisions version 4.0 December 2014



AGRICULTURE

any activity connected
with the growing of food,
fibre, timber and foliage

Principle

1

Recognise the importance of agriculture to a sustainable regional economy and urban communities.



Implementation:

1. Include references to agriculture in the vision and objectives of regional plans, strategies and planning schemes.
2. Recognise the role of agriculture and farmers in contributing to the social sustainability of regional communities.

Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
1	Does the strategic vision statement refer to the contribution of agriculture to the economy and to social and environmental sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Does the strategic plan include land use strategies and specific outcomes for the agricultural sector?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Desired environmental outcomes are statements in local planning schemes prepared under the Integrated Planning Act 1997 that set out the intended outcomes from the implementation of the planning scheme. They are usually set out under a number of headings such as community wellbeing, economic development and ecological processes.

Links:

Cairns Regional Council (2008) Douglas Shire Planning Scheme. Cairns Regional Council, Cairns
 Cassowary Coast Regional Council (2013) Draft Cassowary Coast Planning Scheme. Cassowary Coast Regional Council, Innisfail.
 Department of Agriculture and Fisheries (2015). Agtrends Update April 2015. State of Queensland, Brisbane
 Department of Agriculture Fisheries and Forestry (2014). State of Queensland agriculture report State of Queensland, Brisbane June 2014
 Department of Local Government and Planning (2011) Wide Bay Burnett Regional Plan Queensland Government, Brisbane

Department of State Development, Infrastructure and Planning (2014) State Planning Policy State of Queensland, Brisbane
 Sinclair, I. (forthcoming) Contested landscapes: managing the tensions of land use planning in strategic agricultural regions on Australia's eastern seaboard, Ecological Economics
 Southern Downs Regional Council (2012) Southern Downs Planning Scheme. Southern Downs Regional Council, Warwick
 Willis, A. (2005), 'From peri-urban to unknown territory'. Paper presented to the State of Australian Cities Conference, Griffith University, Brisbane, 30 November 2005

Identify and protect the natural resource base for agriculture

Implementation:

1. Identify areas of suitable agricultural land and other resources such as water important for local or specialised agricultural production.
2. Exclude incompatible land uses, particularly urban or rural-residential uses, mining and petroleum extraction, permanent plantations and infrastructure corridors from these areas.
3. Provide for development in appropriate locations away from agricultural lands.



Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
2	Has the plan identified and classified land suitable for agriculture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Is there an overlay map of suitable agricultural land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Does the rural zone identify preferred areas for agriculture and compatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are there appropriate assessment levels for uses that may impact on agriculture in rural zones?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are water resources needed for agriculture identified and protected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Important agricultural areas (IAAs) have been identified by the Queensland Agricultural Land Audit 2013 (Audit) and are mapped in the State Planning Policy Interactive Mapping System on the DILGP website.

ALC Class A and ALC Class B land is the most productive agricultural land in Queensland, with soil and land characteristics that allow successful crop and pasture production. Mapping of agricultural land is available at the State Planning Policy Online Mapping System on the DILGP website.

Strategic Cropping Land (SCL) means land that is, or is likely to be, highly suitable for cropping because of a combination of the land's soil, climate and landscape features. The Trigger Map showing areas of potential SCL is available on the DNR website and on the Development Assessment Mapping System on the DILGP website.

Priority Agricultural Area (PAA) are strategic areas, identified on a regional scale, that contain significant clusters of the regions' high value intensive agricultural land uses. Mapping of PAA is available on the Development Assessment Mapping System on the DILGP website.

Links:

Budge, T. Butt, A. Chesterfield, M. Kennedy, M. Buxton, M. and Tremain, D. (2012) Does Australia need a national policy to preserve agricultural land? Australian Farm Institute, Sydney NSW.
 Department of Agriculture Fisheries and Forestry (2012) Queensland Agricultural Land Audit. State of Queensland, Brisbane.
 Department of State Development Infrastructure and Planning (2014) RPI Act Guideline 08/14: How to demonstrate that land in the strategic cropping area does not meet the criteria for strategic cropping land State of Queensland, Brisbane <http://www.dsdiq.qld.gov.au/resources/guideline/rpi-guideline-08-14-strategic-cropping-land-criteria.pdf>

Department of State Development Infrastructure and Planning (2014) RPI Act Guideline 02/14: Carrying out resource activities in a Priority Agricultural Area. State of Queensland, Brisbane <http://www.dsdiq.qld.gov.au/resources/guideline/rpi-guideline-02-14-carrying-out-activities-in-a-paa.pdf>
 Department of State Development Infrastructure and Planning (2014) State Planning Policy - State interest guideline Agriculture State of Queensland, Brisbane July 2014.
 NSW Strategic Regional Land Use Policy <http://www.planning.nsw.gov.au/srlup>
 Southern Downs Regional Council (2012) Southern Downs Planning Scheme. Southern Downs Regional Council, Warwick

Principle

3

Avoid fragmentation of agricultural land and other pressures of urban growth



Implementation:

1. Set appropriate lot sizes in agricultural areas consistent with the economics of local and regional production systems by:
 - a. undertaking economic analyses of the current and agricultural enterprises in the planning area to determine the area required to generate sufficient returns and profitability (Hardman and Strahan 2000).
 - b. using data on the existing property (or holding) sizes in an area. The median property sizes for similar agricultural enterprises in an area will generally indicate the area of production required for profitable enterprises. Note that individual properties in this analysis commonly consist of multiple individual lots due to the amalgamation of farms to maintain profitability.
2. Restrict subdivision to farm build-up or boundary realignment by
 - a. capping the number of lots in an area so that any new lot created must be amalgamated with a neighbouring title or
 - b. tying new lots to an existing lot (Land Title Act 1994) so they cannot be sold separately or
 - c. making the construction of a dwelling on new lots impact assessable with strict planning requirements to prevent the incursion of residential uses into a farming area.

Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
3	Are the minimum lot sizes in rural zones based on an analysis of local agricultural enterprises?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are there provisions for farm build-up and boundary realignment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are there adequate controls on dwellings in rural areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Boundary realignment: The realignment of property boundaries that does not result in an additional lot and is needed to improve agricultural efficiency, facilitate agricultural diversification, resolve land tenure issues or facilitate conservation outcomes.

Lot: An individual land title

Minimum lot size: The smallest size lot that can be created in a particular zone or area. The restriction may be based on farm productivity or waste disposal requirements for septic tanks.

Property: Land in a business ownership that may consist of a multiple number of separate lots.

Links:

- Department of Infrastructure and Planning (2009) Far North Queensland Regional Plan Queensland Government, Brisbane.
- Hardman, J.R. and Strahan, R. (2000). Farm size guidelines for horticultural cropping in the Lockyer and Fassifern Valleys. Department of Natural Resources, Queensland Government, Brisbane.
- Southern Downs Regional Council (2012) Southern Downs Planning Scheme. Southern Downs Regional Council, Warwick

Avoid land use conflict and provide for compatible rural uses



Implementation:

1. Define areas for compatible agricultural production, particularly intensive animal industry* and intensive horticulture*, prevent the location of incompatible uses in and adjacent to agricultural production areas and where necessary require buffer areas between incompatible uses.
2. Provide incentives for the transfer of dwelling entitlements (development rights) on small rural lots to more appropriate rural living or urban areas.
3. Avoid land use conflict by maintaining adequate separation distances between agricultural production areas and encroaching incompatible uses.

Principle
4b

Manage existing land use conflict



Implementation:

1. Give preference to pre-existing lawful and lawfully operating agricultural land uses through 'reverse amenity' approaches.
2. Where agriculture is operating in urban and peri-urban areas, appropriate agricultural use codes should set clear operational conditions.
3. To achieve land use coexistence, communities need to establish open communication channels to discuss complaints and negotiate outcomes satisfactory to all groups of land users.
4. Provide farmers with the powers to negotiate the conditions under which resource activities operate on agricultural land to minimise impacts and disruption.

Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
4	Does the rural zone restrict uses incompatible with agriculture?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are there incentives to transfer existing dwelling entitlements out of rural areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are there provisions addressing reverse amenity impacts on agricultural enterprises?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are their provisions for requiring buffer areas between sensitive uses and farming areas and measures (eg covenants) to implement these provisions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Buffer area: An area of land separating adjacent land uses that is managed for the purpose of mitigating impacts of one use on another. A buffer area consists of a separation distance and one or more buffer elements.

Reverse Amenity (Sensitivity): Action taken by or imposed on an encroaching land use to protect the amenity of the encroaching land use and to avoid conflict with an existing activity.

Separation distance: The total linear distance between a source and a sensitive receptor.

Transfer of development rights: The movement of existing development rights from an undesirable location to a more appropriate location. The transfer of rights may be by commercial sale or by development approval including an incentives package involving enhanced development at the receiving site.

Links:

Corrs Chambers Westgarth (2012) Corrs in Brief Sustainable Planning and Other Legislation Amendment Act 2012 Amendments March 2012.

Department of Natural Resources and Department of Local Government and Planning (1997) Planning Guidelines - Separating Agricultural and Residential Land Uses DNRQ 97088. Queensland Government, Brisbane.

Department of State Development Infrastructure and Planning (2014) Regional Planning Interests Act and the agricultural sector. State of Queensland, Brisbane. <http://www.dsdlp.qld.gov.au/resources/factsheet/>

[planning/rpi-act-agricultural-sector.pdf](#)

Ipswich City Council (2006). Implementation Guideline No. 11 New Rural Living Lots Created as a result of 'transferable dwelling entitlements'. Ipswich City Council, Ipswich.

Batistich, M. and Taffs, E. Reverse Sensitivity in Campbell, F. DSL Environmental Handbook Thomson Reuters New Zealand.

Scholefield Robinson Horticultural Services (2011) Issues facing vegetable production in peri-urban areas – review and scoping study VG10059. Final Report to Horticulture Australia Limited/ AUSVEG. Scholefield Robinson, Fullarton, SA.

Encourage sustainable land and water use and practices

Implementation:

1. Promote agricultural production on suitable land and encourage sustainable land use practices.
2. Protect environmental assets such as wetlands, surface and groundwater resources by identifying these assets, appropriate buffers and appropriate development standards.
3. Identify areas of acid sulphate soils, good quality agricultural land, strategic cropping land, salinity risk, landslip hazard, bushfire hazard, flood and storm surge hazard and apply conditions to development approval in these areas.
4. Incorporate relevant assessment criteria in codes aimed at reducing the spread of weeds and other pests.
5. Adopt policies that incorporate a precautionary approach to the risks associated with climate change.
6. Incorporate Regional NRM Plans into regional plans and local planning schemes



Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
5	Are there measures that encourage sustainable land and water use and management practices?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Have environmental assets (biodiversity, wetlands) been identified and protected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Have the principles of Regional NRM Plans been incorporated into the planning scheme?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Best management practice is a method or technique that has consistently shown results superior to those achieved with other means, and that is used as a benchmark. In addition, a “best” practice can evolve to become better as improvements are discovered. Best management practices are used to maintain quality as an alternative to mandatory legislated

standards and can be based on self-assessment or benchmarking and, in some cases, independent auditing. Property management plan: A document including maps and records to describe property resources, management practices and development intentions for the future sustainability and profitability of an enterprise.

Links:

Interim Guidelines – Sheep Feedlot Assessment in Queensland CSIRO <http://www.publish.csiro.au/pid/114.htm>
 Local Government Association of Queensland (2007) Integrating Natural Resource Management into Planning Schemes LGAOQ, Brisbane
 National Environmental Guidelines for Piggeries 2nd edition http://www.austliianpork.com.au/pages/images/11pt_final_Lowres_31_08_11.pdf

Queensland Guidelines for Meat Chicken Farms 2012 http://www.daff.qld.gov.au/documents/AnimalIndustries_Poultry/chicken-meat-guidelines.pdf
 Reference Manual for the Establishment and Operation of Beef Cattle Feedlots in Queensland CSIRO <http://www.publish.csiro.au/pid/114.htm>

Principle

6

Encourage value-adding and diversification in agriculture



Implementation:

1. Recognise the complexity and diversity of modern agricultural enterprises and provide for efficient development approval processes for small scale tourism activities and on-farm handling, processing and sale of agricultural produce.
2. The definitions of ‘cropping’ and ‘animal husbandry’ in the Queensland Planning Provisions could be broadened to include ancillary activities that include host farming and farm tours.
3. Local planning schemes should provide for uses such as ‘short-term accommodation’, ‘tourist attraction’ and ‘tourist park’, up to a reasonable threshold, to be exempt or self-assessable uses in rural areas.
4. The Queensland Government should establish a definition of ‘multi-function farm’ in the Queensland Planning Provisions to recognise complementary uses associated with agricultural value-adding and agritourism.
5. Provide for agricultural production areas that promote a mix of compatible and complementary agricultural activities.

Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
6	Are rural enterprises permitted to diversify into ancillary activities to support the primary productive activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are small scale ancillary activities such as farm accommodation, tourism, processing and retail outlets exempt or self-assessable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are areas/zones identified where compatible and complementary agricultural activities are encouraged?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Multi-function farm: A rural enterprise based on the growing of food, fibre, timber or foliage including ancillary activities concerned with accommodation of farm workers, visitors and tourists; the conduct of farm tourism and the on-farm processing, packaging, storage and sale of agricultural products.

Links:

Budge, T. Butt, A. Chesterfield, M. Kennedy, M. Buxton, M. and Tremain, D. (2012) Does Australia need a national policy to preserve agricultural land? Australian Farm Institute, Sydney NSW.
 Hooper, S. Ashton, D. Crooks, S. Mackinnon, D. Nicols, P. and Phillips, P. (2009) Farm financial performance Australian farm income and drought recovery, 2005-06, 2006-07 and 2007-08 Australian Commodities • Vol 15 No. 1 • March quarter.

Provide and maintain needed and efficient transport, energy and water infrastructure to support agriculture

Implementation:

1. Identify and plan for critical and strategic rural infrastructure (water, energy, communication) that supports primary production and provides all-season transport access to processing or supply chain services.
2. Strategic studies should identify infrastructure needs and preferred infrastructure corridors or locations to minimise the risk of land use conflict.
3. Location and design of infrastructure in rural areas should minimise impacts on land resources, agricultural operations and natural resource hazards.



Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
7	Are the infrastructure needs of agriculture supply chains identified?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Do identified infrastructure corridors avoid agricultural production areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Levee: In Queensland, under the Water Act, a levee is defined as an artificial embankment or structure which prevents or reduces the flow of overland flow water onto or from land.

A levee includes levee-related infrastructure, which is defined as infrastructure that is:

- a. connected with the construction or modification of the levee
- b. used in the operation of the levee to prevent or reduce the flow of overland flow water onto or from land.

There are a number of types of levees, including:

- earthen levees (these can include fill material pushed up or deposited for the purpose of diverting overland flow water)
- crib walls
- concrete walls.

There are a number of exclusions to the definition. Structures in the following categories are not subject to the levee regulation:

- Prescribed farming activities, including cultivating, laser levelling or contouring, clearing or replanting vegetation. Note however that if fill is left over from prescribed farming activities, such as laser levelling or contouring, and it is subsequently used to divert overland flow water, then this will be captured under the definition of a levee.

- Irrigation infrastructure or levee-related infrastructure
- Fill used for gardens or landscaping (up to a certain volume)
- Structures regulated under other Acts. This includes roads, railways and water storages
- Coastal infrastructure, such as groynes, used to protect life or property from the threat of coastal hazards.

Supply chain: a system of organizations, people, activities, information, and resources involved in moving a product or service from producer to customer. Supply chain activities transform natural resources, raw materials, and components into a finished product that is delivered to the end customer.

Links:
 Department of Local Government and Planning (2011) Wide Bay Burnett Regional Plan Queensland Government, Brisbane.

Principle

8

Provide economic, employment and social support services for agriculture in compact, self-contained rural towns and villages

Implementation:

1. Provide for the growth of urban settlements within clearly defined urban boundaries.
2. Provide adequate social infrastructure by strengthening the hierarchy of rural centres to serve the needs of the whole community.
3. Provide for compatible and complementary rural industries to collocate for local economic development.



Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
8	Are service industries for agriculture provided for?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Are residential and rural residential uses restricted to clearly defined urban development boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Social infrastructure: The community facilities, services and networks that support individuals, families, groups and communities to meet their social needs, to maximise their potential for development and to enhance community wellbeing. They include:

- Universal facilities and services such as education, training, health, open space, recreation and sport, safety and emergency services, religious, arts and

cultural facilities, and community meeting places;

- Lifecycle-targeted facilities and services, such as those for children, young people and older people; and
- Targeted facilities and services for groups with special needs such as families, people with a disability and Indigenous and culturally diverse people. (Office of Urban Management, 2006).

Links:

Department of Local Government and Planning (2011) Wide Bay Burnett Regional Plan Queensland Government, Brisbane.

Office of Urban Management (2006). Implementation Guideline No. 5 Social infrastructure Planning. Queensland Government, Brisbane.

SGS Economics and Planning Pty Ltd, Briggs and Mortar Pty Ltd, Elliott Whiteing Pty Ltd and Andrea Young Planning Consultants (2007). Final Report: Lockyer and Brisbane Valleys Social Infrastructure Plan. Office of Urban Management, Queensland Government, Brisbane June 2007.

Southern Downs Regional Council (2012) Southern Downs Planning Scheme. Southern Downs Regional Council, Warwick

Protect the multiple values of agricultural land

Implementation:

1. Recognise the attractiveness of agricultural production areas for tourism and avoid land use elements that would reduce these values.
2. Identify major scenic amenity and landscape character values, outdoor recreation opportunities and landscapes of cultural heritage value and apply appropriate conditions on development approvals in these areas.
3. Recognise the significance of land and sea to the traditional owners of an area and incorporate the protection of landscapes and places of cultural importance.
4. Recognise the ecosystem services and the biodiversity assets associated with agricultural landscapes by defining areas of high conservation and biodiversity values.
5. Recognise the benefits from carbon sequestration in the rural landscape.



Planning Principle	Planning Checklist Items	Yes	No	Not Required	Comments
9	Have the landscape values of rural land been identified and protected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Has the cultural values of the landscape been identified and protected?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Have the ecosystem services provided by agriculture been recognized?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Has the plan provided for carbon sequestration in appropriate parts of the landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Terms:

Ecosystem services: The benefits that people obtain from natural ecosystem processes. They include provisioning services such as food, water, timber, fuel and fibre; regulating services such as air quality, water quality, disease prevention, a habitable climate, arable land and pollination; and

cultural services that provide recreational and aesthetic benefits.

Scenic amenity: A measure of the relative contribution of each place in the landscape to the collective appreciation of open space as viewed from places that are important to the public (Department of Natural Resources, 2001).

Links:

Department of Local Government and Planning (2011) Wide Bay Burnett Regional Plan Queensland Government, Brisbane.

Department of Natural Resources and Mines and Environmental Protection Agency (2001), Scenic amenity: Measuring community response to landscape aesthetics at Moggill and Glen Rock. Queensland Government, Brisbane.

Office of Urban Management (2007). Implementation Guideline No. 8 – Identifying and protecting scenic amenity values. Queensland Government, Brisbane.

Southern Downs Regional Council (2012) Southern Downs Planning Scheme. Southern Downs Regional Council, Warwick

Agricultural use definitions in the Queensland Planning Provisions Ver 4.0 under the Sustainable Planning Act 2009

Use	Definition	Examples	QLUMP* Land Use Categories
Animal husbandry	Premises used for production of animals or animal products on either native or improved pastures or vegetation. The use includes ancillary yards, stables and temporary holding facilities and the repair and servicing of machinery.	cattle studs, grazing of livestock, non-feedlot dairying	grazing – improved pasture, grazing – native pasture
Animal keeping	Premises used for boarding, breeding or training of animals. The use may include ancillary temporary or permanent holding facilities on the same site and the ancillary repair and servicing of machinery.	aviaries, catteries, kennels, stables, wildlife refuge	
Aquaculture	Premises used for the cultivation of aquatic animals or plants in a confined area that may require the provision of food either mechanically or by hand.	pond farms, tank systems, hatcheries, raceway system, rack and line systems, sea cages	aquaculture
Cropping	Premises used for growing plants or plant material for commercial purposes where dependant on the cultivation of soil. The use includes harvesting and the storage and packing of produce and plants grown on the site and the ancillary repair and servicing of machinery used on the site.	fruit, nut, vegetable and grain production, forestry for wood production, fodder and pasture production, plant fibre production, sugar cane growing, vineyard	rained broadacre cropping, irrigated broadacre cropping, annual horticulture, perennial horticulture, plantation forestry
Intensive animal industry	Premises used for the intensive production of animals or animal products in an enclosure that requires the provision of food and water either mechanically or by hand. The use includes the ancillary storage and packing of feed and produce.	feedlots, piggeries, poultry and egg production	intensive animal industries,
Intensive horticulture	Premises used for the intensive production of plants or plant material on imported media and located within a building or structure or where outdoors, artificial lights or containers are used. The use includes the storage and packing of produce and plants grown on the subject site.	greenhouse and shade house plant production, hydroponic farms, mushroom farms	horticulture (lifestyle horticulture).
Permanent plantation	Premises used for growing plants not intended to be harvested.	permanent plantations for carbon sequestration, biodiversity or natural resource management	
Roadside stall	Premises used for the roadside display and sale of goods in rural areas.		
Rural industry	Premises used for storage, processing and packaging of products from a rural use. The use includes processing, packaging and sale of products produced as a result of a rural use where the processing and packaging is ancillary to a rural use on or adjacent to the site.	packing shed	
Wholesale nursery	Premises used for the sale of plants, but not to the general public, where the plants are grown on or adjacent to the site. The use may include sale of gardening materials where these are ancillary to the primary use.		
Winery	Premises used for manufacturing and sale of wine manufactured on site.		
Production nursery (not a QPP definition)	Premises used for the growing and selling of plants, but not to the general public, where the plants are grown on or adjacent to the site		

* Queensland Land Use Mapping Program mapping data is shown on the Queensland Agricultural Land Audit web mapping tool.

ADDITIONAL SOURCES OF INFORMATION

Australian Rural Planning Website <http://www.ruralplanning.com.au/>

Michigan Rural Planning Toolkit http://planningtoolkit.org/agriculture/protecting_agricultural_lands.pdf

New Jersey Agricultural Smart Growth Toolkit <http://www.state.nj.us/agriculture/toolkit.htm>

NRM and Local Government Planning Support Tool (Western Australia) <http://www.eksa.com.au/scnrm-planningtool/MainPage.aspx>

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Queensland Farmers' Federation (2015) Planning guideline for intensive horticulture and production nurseries. QFF Brisbane.

Queensland Farmers' Federation (2015) Resource activities on agricultural land – Guide to the Regional Planning Interests Act 2014. QFF Brisbane.

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