### Agricultural land overlay code[[1]](#footnote-1)

#### Application

This code applies to development:-

1. subject to Agricultural Land Classification (ALC) Class A and Class B land identified in the SPP interactive mapping system; and
2. identified as requiring assessment against the Agricultural land overlay code by the tables of assessment in **Part 5 (Tables of assessment)**.

#### Purpose and overall outcomes

1. The purpose of the Agricultural land overlay code is to ensure that agricultural land is protected from development that leads to its alienation, fragmentation or diminished productivity.
2. The purpose of the code will be achieved through the following overall outcome:-
   1. 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:-
      1. ALC Class A and Class B land is protected and remains available for productive and sustainable agricultural and rural pursuits, unless:-
3. there is an overriding need in terms of public benefit; and
4. there is no alternative site suitable for the particular purpose; and
5. the impact on productive agricultural land has been avoided and minimised;
   * 1. conflict between farming activities and sensitive land uses is avoided by establishing effective separation distances and buffers;
     2. further fragmentation of ALC Class A and Class B land as a result of reconfiguring a lot is avoided; and
     3. development avoids adverse impacts on ALC Class A and Class B land from land degradation and stormwater run-off.

#### Specific benchmarks for assessment

Table 8.2.2.3.1 Benchmarks for assessable development

| **Performance outcomes** | **Acceptable outcomes** | **Compliance / Representations** |
| --- | --- | --- |
| ***Conservation of Agricultural Land Classification (ALC) Class A and Class B land*** | |  |
| **PO1**  Development on ALC Class A and Class B land is limited to:-   1. rural uses that make use of and rely upon the quality of the agricultural land resource; 2. complementary uses that are essential to on-site farming practice. | **AO1.1**  Development on ALC Class A and Class B land is limited to the following:-   1. uses in the Rural activities activity group, excluding permanent plantation; 2. complementary uses in the form of caretaker’s accommodation, dwelling house, home-based business, landing and nature based tourism.   **AO1.2**  Development ensures that for any site, the total area of ALC Class A and Class B land covered by all of the following does not exceed 1,000m² or 10% of the site, whichever is the lesser:-   1. buildings and structures except for buildings and structures associated with the primary use and used for a productive purpose; 2. on-site car and truck parking, access and manoeuvring areas; 3. on-site waste water treatment systems and sub-surface irrigation areas.   Note—other uses or development will only be permitted to occur on ALC Class A and Class B land where:-   1. an overriding need exists for the development in terms of public benefit; 2. no suitable alternative site exists; and 3. loss or fragmentation of ALC Class A and Class B land is minimised to the extent possible. | Provide a brief description how your proposal complies with the relevant Acceptable outcome (if applicable) or a detailed analysis how compliance is achieved with the Performance outcome. |
| ***Avoidance or mitigation of land use conflicts*** | |  |
| **PO2**  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 performance outcome, an assessment of appropriate separation distances and buffers between the proposed development and areas of ALC Class A and Class B land may need to be undertaken in accordance with the *State Planning Policy Guideline: State Interest—Agriculture.* | **AO2**  No acceptable outcome provided. | Click and provide your representations. |
| ***Reconfiguring a lot and rearrangement of lot boundaries*** | |  |
| **PO3**  Reconfiguring a lot involving ALC Class A and Class B land does not result in lot sizes or lot configurations that lead to:-   1. fragmentation of rural land and loss of land to viable rural production; 2. the potential for conflict between existing or potential agricultural production and proposed lots intended for residential or rural residential use; 3. loss of flexibility in the way landholdings are used for agricultural production. | **AO3**  Development ensures that the minimum lot size of all created lots complies with **Table 9.4.3.3.2 (Minimum lot size and dimensions)** of the Reconfiguring a lot code. | Click and provide your representations. |
| **PO4**  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:-   1. aggregate ALC Class A and Class B land resources and maximise the utility of the land for agricultural purposes; 2. provide for better land management; and 3. not give rise to, or worsen, land use conflicts between agricultural and residential land uses. | **AO4**  No acceptable outcome provided. | Click and provide your representations. |
| ***Sediment and stormwater run-off*** | |  |
| **PO5**  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. | **AO5**  No acceptable outcome provided. | Click and provide your representations. |

1. Editor’s note—Agricultural Land Classification (ALC) Class A and Class B land is identified in the SPP interactive mapping system under the ‘Economic Growth’ theme, subsection ‘Agriculture’. [↑](#footnote-ref-1)