

Question on Notice

No. 1591

Asked on Wednesday 28 October 2009

MR DOWLING asked the Minister for Infrastructure and Planning (MR HINCHLIFFE)-

QUESTION:

Is the Minister aware there are councils that require a material change of use application and assessment before farming activities can commence on land zoned rural and if so, what does the Minister propose to do about it?

ANSWER:

I thank the Honourable Member for Redlands for his question.

Farming activities are considered a 'rural' land use under local government planning schemes in Queensland. They generally include 'agriculture' and 'animal husbandry', but may also extend to activities such as 'forestry' and 'wine making'.

A material change of use of premises refers to the nature of development being proposed, not the level of assessment. All new farming activities constitute a material change of use.

Under the *Integrated Planning Act 1997*, the levels of assessment include 'exempt', 'self assessable' or 'assessable' development. It is the responsibility of the local government to nominate the level of assessment for each land use.

General farming activities in Queensland represent either 'exempt' or 'self-assessable' development on rural land, which means that a Development Permit from the council is not required before the activity can commence. This allows most farming activities to commence immediately.

More intensive farming activities (e.g. poultry farms, feedlots, piggeries, horticulture and aquaculture) are made 'assessable' development because there is greater potential for impacts on surrounding land uses.

Some councils choose to categorise their rural zones into sub-areas such as agriculture, pastoral and rural residential to enable a more targeted approach of activities on rural land reducing potential land conflicts (e.g. placing restrictions on residential uses within good quality agricultural lands).

The State of Queensland already has protective measures in place to support and protect the agricultural capability of good quality agricultural land through *State Planning Policy 1/92—Development and the Conservation of Agricultural Land*, by prohibiting fragmentation, alienation and inappropriate use of these lands.

More specifically for South East Queensland, the *South East Queensland Regional Plan 2009-2031* includes 85% of land within the Regional Landscape and Rural Production Area, ensuring that farming areas and activities are not compromised by urban development.