

Overall Outcomes for Rural Zone code:

- (c) *where good quality agricultural land is protected from fragmentation and alienation, not developed for purposes other than agricultural and support uses, and is protected from incompatible land uses in accordance with SPP1/92;*

Specific outcomes and probable solutions for the Rural Zone:**4.80 Reconfiguring a Lot**

- S1 The viability of the farming industry throughout the Shire and including Good Quality Agricultural Land, and future opportunities for farming pursuits are not compromised.*

***PS1.1** Allotments to have a minimum area of 60 hectares and road frontage of 300 metres within the area identified on Agricultural Land Quality Maps S2, S3, S4 and S5.*

Comment

The subject land is identified as GQAL under the Mareeba Shire Planning Scheme 2004 and Class A agricultural land under the Mareeba Shire Council Planning Scheme 2016.

The proposed reconfiguration would result in Lot 1 having an area of 13.6422 hectares and Lot 22 having an area of 67.7478 hectares. Proposed Lot 22 complies with PS1.1.

Proposed Lot 1 at 13.6-hectares falls well below PS1.1's 60-hectares measure of viability.

The applicant advises as follows:

"Proposed Lot 1 contains 2,200 lime trees coming into full production, which is at least 4 times the size of the average lime farm in the district. It has 80megs of water, a dam, pumps and injector for irrigation and a new manager's residence. It is very much a viable rural property and has been valued at \$800,000-\$900,000 accordingly."

The proposed development does not comply with the acceptable solution for lot size; however, it does comply with the performance criteria for the following reasons:

- 1. Existing operations. The fact that the current farming activities on the proposed new lots are currently running separately shows that there is a capacity for both rural businesses to run profitably. I would like to note that on proposed Lot 1 there is currently no packing shed, but this can be resolved with minimal fuss/disruption. The packing shed on proposed Lot 22 is currently used for all packing activities.*
- 2. Farm viability. Both lots resulting from this subdivision will have sufficient size, water allocation, infrastructure and soil quality to be a viable farming unit in its own right.*