

## **PLANNING SCHEME POLICY 2: PREPARATION OF AGRICULTURAL VIABILITY REPORTS**

### **1.0. PURPOSE**

To ensure that rural lots are of a viable size and configuration to maintain or increase the productivity of the land for rural purposes, and to minimise potential impacts on the natural environment resulting from a specific purpose use.

### **2.0 PREPARATION OF AN AGRICULTURAL VIABILITY REPORT**

An agricultural viability report is to be prepared by a person qualified and experienced in the field and addresses the following criteria to establish the suitability and viability of the lot size for the special use proposed.

1. an assessment of the site suitability in terms of soil capability, services, access and locality
2. the availability of water suitable for the use being proposed;
3. the likelihood of degradation or destruction of natural resources in the locality, and
4. financial viability demonstrated by identifying the expected financial performance of the proposed use taking into account such factors as:
  - acquisition, establishment and operating costs
  - expected yields
  - project market returns, using historical data averaged over a five year period, and
  - other factors which may have an influence on the outcomes.