

Introduction

A rural worker's dwelling may be constructed under clause 7.3 of the [Tamworth Regional Local Environmental Plan 2010](#) where it can be demonstrated that the development will not impair the use of the land for agriculture and the operations generate sufficient income to support the ongoing employment of a rural worker.

An agricultural assessment must be submitted with a development application for a rural worker's dwelling to detail how compliance is achieved.

Only one rural worker's dwelling is allowed under clause 7.3.

What information should be included in an Agricultural Assessment?

Matters to be considered in the Agricultural Assessment relate to social, environmental and economic considerations. Key issues to be addressed include:

1. Farm Infrastructure and Improvements - A map illustrating the location of major farm improvements and topographical features, including dwellings, sheds, farm dams, bores, stock yards, water courses, flooding contours, vegetated areas etc.
2. Agricultural Land Classifications - A map illustrating the land classifications i.e. Classes I – V Agricultural Land.
3. Description of Soil Types - This may be provided in the written report but is preferably provided in an overlay to the

Agricultural Land Classifications map as outlined above.

4. Current Farm Operations - An overview of the existing operation of the property.
5. Water Supply - Information on source and reliability of water supply for stock, domestic and irrigation purposes.
6. Salinity- Detail provided on any known dry land salinity.
7. Current Economic Return - Applicable gross margins based on (at minimum) the preceding 12 month period, capital costs and total income.
8. Potential Economic Return - Potential future gross margins on the basis of realistic and achievable on-farm improvements and an assessment of the overall economic sustainability of the proposal
9. Potential and Existing Land Use Conflict - An overview of existing and potential future land use conflicts

Who can prepare an Agricultural Assessment?

A suitably qualified and experienced person is required to prepare report such as a person who possesses tertiary qualifications in agricultural sciences, agricultural economics or land management.

It's complicated! Need Help?

Contact Council's Duty Planner by phone on (02) 6767 5507 or call into Ray Walsh House in Peel Street, Tamworth for assistance between 9.00am and 10.30am or 3.30pm and 5.00pm weekdays.