

SCHEDULE TO THE RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ**

Purpose**Colac East Rural Activity Zone Land**

Land in Colac East zoned Rural Activity Zone is a mix of existing rural residential development, vacant land between existing Residential 1 Zone land fronting Marriner Street and the Princes Highway and a block of medium density 1 bedroom residential units on the northern side of Marriner Street in need of renewal / upgrade.

There is little, if any, productive agriculture occurring in this area. The land has been fragmented by historical subdivisions and is used primarily for 'hobby farm' or rural residential purposes. These fragmented parcels are generally around 2ha and have undermined the rural status of this land.

The use of the Rural Activity Zone will allow for existing uses to be recognised and allow minimal further development which, through subdivision in accordance with minimum lot sizes will provide the opportunity for renewal of the medium density units and the creation of a small number of additional lots on the land between Marriner Street and the highway to enhance this entrance to Colac. The rezoning will also reflect that this area contains a mix of land uses and future development must be compatible with the surrounding Farming Zone and Industrial 1 Zone.

Colac West Rural Activity Zone Land

The western approach to Colac is dominated by cleared grassland used for agricultural and farming activities, with a number of dwellings fronting the Princes Highway supporting these uses. However, two fragmented allotments at the western entrance of Colac have long established uses as a "Service station", "Motor repairs" and "Camping and caravan park". While the use of Lot 1 PS536607 as a "Service station" and "Motor repairs" has ceased in recent times Lot 2 PS536607 continues to operate as a "Camping and caravan park" under existing use rights.

The use of the Rural Activity Zone will facilitate the continued existing use and development of land associated with tourism and recreation whilst taking into account the agricultural, environmental and landscape characteristics of the area. The application of this zone will also serve to promote the expansion of tourism and recreation opportunities on sites where uses otherwise prohibited in the Farming Zone can be considered and enable development which will improve the visual amenity of the western entrance to Colac.

Apollo Bay Hinterland Rural Activity Zone Land

The Rural Land Strategy has identified some demands for tourism and accommodation in an area to the west of Apollo Bay that has been included within the Rural Activity Zone. The identification of this area to the west of Apollo Bay does not aim to increase rural living opportunities, but aims to facilitate commercial, tourism or recreation development that will complement and benefit the particular agricultural pursuits, landscape features or natural attractions of the area.

The objective is to provide for a preferred mix of uses in the Rural Activity Zone to the west of Apollo Bay including agriculture; tourist and recreational activities; group accommodation with tourist or recreational activities (including backpacker accommodations, camping and caravan park, cabins, etc); and restaurant, but only in association with a tourist facility or recreational activity.

Development and use in the Rural Activity Zone to the west of Apollo Bay will be of a scale relevant to the land size and surrounding uses; subservient to the landscape so as not to detract from the quality of the landscape; of high quality design and style relevant to the

surrounding land uses; capable of net gain environmental outcomes and self sufficient in the provision of relevant infrastructure and associated development costs.

Uses and development in the Rural Activity Zone to the west of Apollo Bay such as equestrian supplies, helicopter landing site, hotel, landscape gardening supplies, motor racing track, tavern; and other similar uses will be discouraged.

Forrest Rural Activity Zone Land

The Forrest Structure Plan confirmed demand for additional tourism and accommodation in Forrest and subsequently identified a Rural Activity Zone site at the northern approach into town.

The objective is to provide for group accommodation, tourist and recreational activities including, backpacker accommodation, cabins and restaurant/cafe (but only in association with a tourist facility or recreational activity).

Development and use in the Rural Activity Zone will be of a scale relevant to the land size and responsive to the landscape of the area. Development will be of high quality design and in keeping with the open farmland appearance and self sufficient in the provision of relevant infrastructure and associated development costs.

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	Colac East: Lot CM SP28366 Lots 1- 23A SP 28366	0.5 ha
	Colac East: Lot 1 TP 120864 Lot 1 TP 120863 Lot 252 LP139493 Lot 1 PS 403928 Lot 1 PS 403920 Lot 1 TP 128994 Lot 2 PS 403929 Lot 2 PS 403928 Lot 1 LP 80422 Lot 2 LP 80422 Lot 1 TP185963 Lot 2 TP 185963	2 ha
	All other land in the zone	40 ha
Maximum area for which no permit is required to use land for timber production (hectares).	None specified	
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	None specified	

Land	Area/Dimensions/Distance
Minimum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified
Minimum setback from a road (metres).	None specified
Minimum setback from a boundary (metres).	None specified
Minimum setback from a dwelling not in the same ownership (metres).	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	None specified
Earthworks which increase the discharge of saline groundwater.	None specified