

SCHEDULE 1 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ1**.

Purpose

To recognise the Cape Bridgewater Structure Plan’s ‘Accommodation Precinct’(see Figure 1) within the township as an area where further accommodation should be concentrated to further promote Cape Bridgewater as a tourism destination.

To support modest-scale tourism infrastructure such as accommodation and other facilities, consistent with nature and environmental-based tourism identified in the Cape Bridgewater Structure Plan.

To encourage and promote a range of diverse accommodation options that are in keeping with the low-scale informal character of the precinct.

1.0

Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	Crown Allotment 16A and 17, Section 2, Parish of Tarragal, Bridgewater Road, Cape Bridgewater. 1703 and 1721 Bridgewater Road, Cape Bridgewater.	0.4 hectares
Minimum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified.	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	Crown Allotment 16A and 17, Section 2, Parish of Tarragal, Bridgewater Road, Cape Bridgewater. 1703 and 1721 Bridgewater Road, Cape Bridgewater	100 square metres
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	None specified	None specified
Minimum setback from a boundary (metres).	None specified	None specified

GLENELG PLANNING SCHEME

	Land	Area/Dimensions/Distance
Minimum setback from a dwelling not in the same ownership (metres).	Crown Allotment 16A and 17, Section 2, Parish of Tarragal, Bridgewater Road, Cape Bridgewater. 1703 and 1721 Bridgewater Road, Cape Bridgewater	15 metres

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

Figure 1 Cape Bridgewater Precincts

