

19/09/2013
C121

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as **FZ1**.

1.0

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Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	Land as delineated FZ1 on the planning scheme maps	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares).	Land as delineated FZ1 on the planning scheme maps	60 hectares
Maximum area for which no permit is required to use land for timber production (hectares).	None specified	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres).	All land	100 square metres
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	100 square metres
Minimum setback from a road (metres).	A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1	100 metres
	A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	All land	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	<p>All land except for that which an approval or an exemption has been made or granted under the 'Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010' incorporated at Clause 81.</p> <p>All the land with the exception of Lot 3 PS331755 identified as a component of the Goulburn Valley Freight Logistics Centre at Mooroopna and which is subject to the prior preparation of a Flood Management Plan approved by the relevant Floodplain Management Authority and the Responsible Authority.</p>

GREATER SHEPPARTON PLANNING SCHEME

Permit requirement for earthworks	Land
	<p>That required for the construction of the Goulburn Valley Highway – Shepparton Bypass and associated works, subject to prior preparation of a Flood Management Plan which is approved by the relevant Floodplain Management Authority and the Responsible Authority.</p>
<p>Earthworks which increase the discharge of saline groundwater.</p>	<p>All land except for that which an approval or an exemption has been made or granted under the 'Earthworks Controls in the Shire of Campaspe, City of Greater Shepparton and Moira Shire – August 2010' incorporated at Clause 81</p> <p>All the land with the exception of Lot 3 PS331755 identified as a component of the Goulburn Valley Freight Logistics Centre at Mooroopna and which is subject to the prior preparation of a Flood Management Plan approved by the relevant Floodplain Management Authority and the Responsible Authority</p> <p>That required for the construction of the Goulburn Valley Highway – Shepparton Bypass and associated works, subject to the approval of the Responsible Authority.</p>