

25/02/2016
C70

SCHEDULE 2 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ2**.

MOORABOOL VALLEY

Purpose

To achieve a planned mix of:

- agricultural land uses
- small agricultural use land holdings used for horticultural production
- rural industry and associated agribusinesses
- tourism and recreation facilities

That reflects the current land use and development and the horticultural and tourist role of the area and is compatible with:

- the area’s dominant landscape features in particular the enclosed river valleys, escarpments and open plateaus,
- the protection of the productivity of the land and its potential for further productive use
- the distinctive tourist and recreational product that has developed and its potential for sensitive and managed development

1.0

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Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	All land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares).	All land	40 hectares
Minimum area for which no permit is required to alter or extend an existing dwelling (square metres).	All land	None specified
Minimum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified
Minimum setback from a road (metres).	All land	30 metres
Minimum setback from a boundary (metres).	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	All land	30 metres

Permit requirements for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land
Earthworks which increase the discharge of saline groundwater.	All land