

**SCHEDULE TO CLAUSE 35.07 FARMING ZONE**Shown on the planning scheme map as **FZ**.**1.0****Subdivision and other requirements**

	<b>Land</b>	<b>Area/Dimensions/Distance</b>
Minimum subdivision area (hectares)	Thompsons Creek Catchment	60 hectares This may be reduced to 40 hectares provided the following conditions are met: 1. A land plan is submitted that shows: <ul style="list-style-type: none"> <li>▪ that principles of biodiversity have been applied</li> <li>▪ fencing of areas of remnant vegetation and/or conservation areas to exclude stock</li> <li>▪ a minimum area of 10% established to trees (increasing to 15% where salting or other problems exist)</li> <li>▪ proposed management practices in the fenced off areas especially for the control of rabbits, foxes and noxious weeds</li> <li>▪ evidence that the recommendations of the Department of Natural Resources and Environment will be implemented in recognised hot spot salt areas in the Thompsons Creek Catchment Plan</li> </ul> 2. The owner enters into an agreement under Section 173 of the Act which commits any present or future owner to the implementation of the land plan and ongoing management of maintenance of the property so the land does not revert back to its former state.
	Otway Hills and Coastal Hinterland	60 hectares
	Winchelsea Plains	80 hectares
	Barrabool Hills	40 hectares
	Deans Marsh District	40 hectares
	<i>Refer to Map 1 to this Schedule</i>	
Minimum area for which no permit is required to use land for a dwelling (hectares)	Thompsons Creek Catchment	60 hectares This may be reduced to 40 hectares provided the following conditions are met: 1. A land plan is submitted that shows: <ul style="list-style-type: none"> <li>▪ that principles of biodiversity have been applied</li> <li>▪ fencing of areas of remnant vegetation and/or conservation areas to exclude stock</li> <li>▪ a minimum area of 10% established to trees (increasing to 15% where salting or other problems exist)</li> <li>▪ proposed management practices in the fenced off areas especially for the control of rabbits, foxes and noxious weeds</li> <li>▪ evidence that the recommendations of the Department of Natural Resources and Environment will be implemented in</li> </ul>

## SURF COAST PLANNING SCHEME

	Land	Area/Dimensions/Distance
		<p>recognised hot spot salt areas in the Thompsons Creek Catchment Plan</p> <p>2. The owner enters into an agreement under Section 173 of the Act which commits any present or future owner to the implementation of the land plan and ongoing management of maintenance of the property so the land does not revert back to its former state.</p>
	Otway Hills and Coastal Hinterland	60 hectares
	Winchelsea Plains	80 hectares
	Barrabool Hills	40 hectares
	Deans Marsh District	40 hectares
	<i>Refer to Map 1 to this Schedule</i>	
Maximum area for which no permit is required to use land for timber production (hectares)	All land	40 hectares
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 a dwelling (square metres)	None specified	None specified
Maximum floor 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).	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).	Any dwelling not in the same ownership	100 metres

## SURF COAST PLANNING SCHEME

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Princes Highway West duplication project and associated works not including the construction of a grade separated interchange at the intersection of Princes Highway West with Cape Otway and Devon Roads.
Earthworks which increase the discharge of saline groundwater	All land, except land contained within the Public Acquisition Overlay (PAO3) for or impacted by the construction of the Princes Highway West duplication project and associated works not including the construction of a grade separated interchange at the intersection of Princes Highway West with Cape Otway and Devon Roads.