

SCHEDULE TO THE FARMING ZONE

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

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares).	Dryland areas – on all land within the zone outside of the Declared or licensed irrigated areas within the municipality.	100 hectares
	Irrigated areas – on all land within the zone which is within a Declared or gazetted Irrigation District; or on land where a water licence has been issued by the appropriate water authority within the municipality.	20 hectares
	Irrigated areas – on all land within the zone which is within a Declared or gazetted Irrigation District; or on land where a water licence has been issued by the appropriate water authority within the municipality.	An area of less than 20 hectares in irrigated areas where the proposal satisfies the objectives and requirements of the Local Policy “Subdivision in the Farming Zone”.
	All land within the Farming Zone if a lot is being subdivided to provide a site for a specific use other than accommodation and for which a permit has been granted.	0.5 hectare minimum
	Blackwire Reserve, Lot 2, PS 623960, Parish of Castle Donnington and Crown Allotment 41, Section A, Parish of Castle Donnington, Sea Lake – Swan Hill Road, Swan Hill.	No minimum area if the land is used for a Renewable energy facility.
Minimum area for which no permit is required to use land for a dwelling (hectares).	Dryland areas	100 hectares
	Irrigated areas	20 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).	None specified	
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	

SWAN HILL PLANNING SCHEME

	Land	Area/Dimensions/Distance
Maximum floor 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).	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

Permit Requirement For Earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary.	All land, excluding earthworks carried out in accordance with an approved whole farm plan.
Earthworks which increase the discharge of saline groundwater.	All land