

The Farming Zone which applies across all of Victoria provides for the use of agricultural land, encourages the retention of productive agricultural land, encourages retention of employment and population and seeks to ensure that non-agricultural uses do not have adverse impacts.



The Farming Zone (FZ) has undergone considerable change, both at State and local level.

The State Planning Policy Framework at Clauses 11.05 and 14.01 of the Campaspe Planning Scheme, outlines the importance of agriculture to the economy and seeks to ensure that farming is protected from unplanned loss.

The State policy recognises agriculture as being the dominant land use in the Farming Zone.

In the Campaspe Planning Scheme there are two schedules to the Farming Zone of Clause 35.07 (FZ1 & FZ2). The two schedules apply different requirements for dwellings and subdivision.

- In the FZ1 the minimum subdivision area is 60 hectares. The minimum area for which no permit is required to use the land for a dwelling is 80 hectares.
- In the FZ2 the minimum subdivision area is 40 hectares. The minimum area for which no permit is required to use the land for a dwelling is 40 hectares.

Where a permit is required for a dwelling or subdivision, there are particular decision guidelines which should be met.

Permits can also be required for a number of uses, outbuildings and dwelling extensions.

The relevant schedules to the FZ also specify that a permit could be required due to setback requirements from roads, boundaries, dwellings not in the same ownership and waterways.

The Municipal Strategic Statement in the Campaspe Planning Scheme at Clause 21.05 recognises that primary production and the processing of that product underpins the municipality and the region's economy. A Regional Rural Land Use Strategy in 2008 (RRLUS) was adopted by Council and identified new categories for farming and recommended different minimum lot size provisions for subdivision and dwellings.

Important principles were applied in rural areas in relation to automatic entitlements for dwellings and small lot subdivisions. The strategy was also the basis in the creation in the two schedules in the Farming Zone (FZ1 & FZ2).



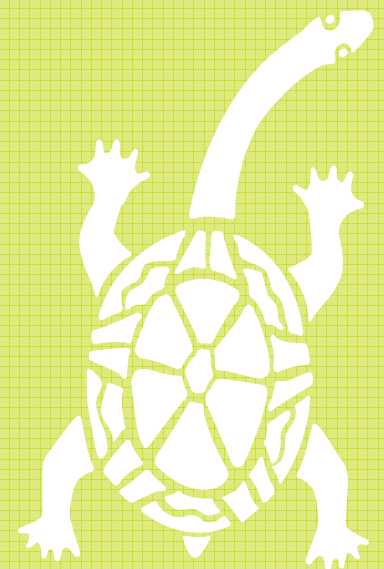
Clause 22.01 Agricultural Policy and Clause 22.04 will be considered for any application for subdivision or a dwelling. These policies outline objectives, strategies and decision guidelines which should be met.

The policy basis for Clause 22.01 outlines that the fragmentation of existing farms is discouraged and inconsistent with the trend towards consolidation.

## Mandatory Application Requirements:

- Application form, completed and signed
- A full current copy of Certificate of Title
- Application Fee
- All information as outlined in the application requirements relevant zones and/or overlays and/or particular provisions
- Plans as appropriate [dimensioned and to scale (A4 or A3)]
- Written justification for the proposal in response to the decision guidelines of the relevant clauses.

Weblinks and other information is available online at [www.campaspe.vic.gov.au](http://www.campaspe.vic.gov.au)



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Fragmentation also leads to rural living opportunities, which can result in increasing land prices and introduce residents with 'non-farming' amenity expectations.

The policy basis states *"Unplanned rural living results in agricultural land being taken out of production. A rural dwelling will often be needed to properly farm the land, however new dwellings must be limited to those that genuinely relate to agricultural production."*

The objectives of the local policy at Clause 22.01 are:

- To limit the further fragmentation of rural land by subdivision.
- To ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- To encourage the consolidation of rural land.
- To provide for the incremental growth of farming enterprises.
- To provide for small lot subdivision only where there are positive agricultural outcomes and where no additional dwelling entitlements are created under the minimum subdivision area.
- To discourage new dwellings unless it can be demonstrated that it is required for the agricultural use of the land.

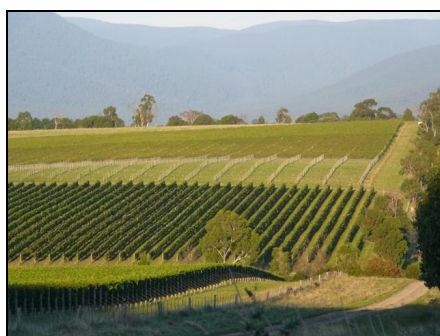
## Integrated Land Management Plan (ILMP)

If a dwelling is proposed, the local policy requires applicants to provide an ILMP. The plan should illustrate the agricultural use established (or proposed) prior to the construction of the dwelling.

ILMP should outline (but not be limited to):

- Property Address and owners details.
- Business description and any relevant qualifications.
- Existing agricultural use, services, infrastructure, ownership, growth of land holdings and improvement.

- Proposed agricultural use, further intensification, need for dwelling, forecasts, income and expenditure
- Market research, intended markets any agreements.
- Staging of use and/or development, irrigation, type of produce, infrastructure, whole farm plans, fencing, yearly expansion, projections, weed control, pasture management, stock rotation, increased production and dwelling construction.
- Any other relevant information to support the application.



For dwellings and subdivision, the local policy at Clause 22.01 requires landowners to enter into a Section 173 Agreement under the Planning & Environment Act. The agreement is registered on title and can prevent further dwellings, further subdivision and acknowledge possible off-site impacts due to agricultural activities.

## Making an Application

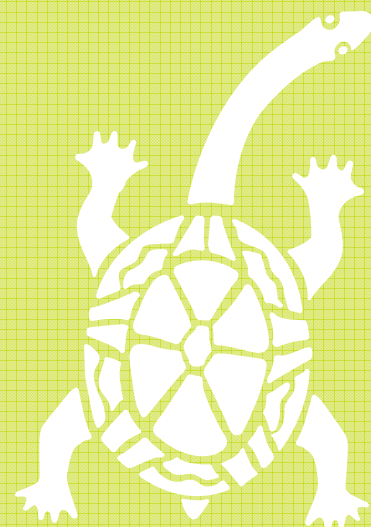
The Farming Zone and local policies contain specific decision guidelines which must be addressed in any application. If the application is for a dwelling, an Integrated Land Management Plan must be provided.

A member of planning is available to answer any queries, please do not hesitate to contact us.

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