

# PLANNING - RURAL ACTIVITY ZONE

The Rural Activity Zone (RAZ) is generally located north of the Murray Valley Highway between Echuca and Torrumbarry. The zone allows for agricultural and complimentary uses.

In addition to the zone requirements there is also a Local Policy at Clause 22.06 which outlines preferred and discouraged uses. These were applied to encourage a diverse range of agricultural activities and promote tourism and development that is compatible with agricultural production and the environmental attributes of the area.

Examples of encouraged uses in Clause 22.06 are:

- Agriculture
- Tourist facilities
- Recreation facilities
- Accommodation associated with a tourist or recreation facility
- Restaurant associated with a tourist or recreation facility



The minimum subdivision area in the RAZ is 40 hectares, a permit may be granted to create a smaller lot for the purpose of a house excision, boundary realignment, or subdivisions that create a better agricultural outcome.

All dwellings require a planning permit. It is policy to discourage dwellings not associated with or required for the agricultural or tourism use of the land.

Permits maybe required for buildings and works and outbuildings in the RAZ. This should be confirmed with a planning officer prior to undertaking any works.



The land in the RAZ is generally affected by the Environmental Significance Overlay (ESO1), which considers matters such as access, setbacks, design, effluent, earthworks, landscape, native vegetation and water quality in the Murray River Corridor.

In the RAZ land is often also affected by floods. Relevant information about flooding can be sourced from the Land Subject to Inundation Overlay (LSIO) and Floodway Overlay (FO) sheets.

If an application is for a dwelling a Section 173 agreement may be required to prevent the further subdivision of the lot containing the dwelling.

## Making an Application

The zone and local policy specify decision guidelines. These must be addressed in any application as well as the mandatory requirements outlined to the right.

A member of planning is available to answer any queries. Please do not hesitate to contact us by phone or email.

## 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
- Written justification for the proposal in response to the decision guidelines of the relevant clauses
- Plans as appropriate [dimensioned and to scale (A4 or A3)]

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

