

# Rural Activity Zone



## Rural Activity Zone

**The Rural Activity Zone is a mixed use rural zone that caters for farming and other compatible land uses.**

The Rural Activity Zone purpose and provisions are to support the continuation and growth of farming but provide the opportunity for non-farming uses to be considered in appropriate locations.

A wider range of tourism, commercial and retail uses may be considered, compared to the Farming Zone. Farming uses are encouraged to establish and expand, subject to proper safeguards for the environment and amenity considerations.

The application of the Rural Activity Zone does not mean that protecting or maintaining farming activities will be of low importance. The zone caters for a wide range of farming activities and the zone has been applied to encourage a particular mix of farming and non-farming activities. However, the needs of farmers will need to be balanced with the other planning objectives for the area.

The mix of uses that is encouraged in the zone should complement the environmental and landscape values of the land, and support Council's overall urban and rural settlement strategies.



The mix of uses that the planning authority want to encourage in the zone include:

- farming, rural industry and associated agribusiness uses
- farming and tourist facilities
- nature-based tourism and recreation facilities

Uses that are encouraged or discouraged are more appropriately defined in Clause 22.06 Rural Activity Zone Policy of the Campaspe Planning Scheme.

The zone should not be mistaken for a quasi-rural residential zone. Housing is only one of a number of uses that may be considered in the zone, and, in some circumstances, it may be incompatible with the particular mix of uses that the planning authority is seeking to achieve.

In reaching a decision on proposals in the Rural Activity Zone, the responsible authority must consider whether the use or development will support and enhance agricultural production and other matters relating to protecting and enhancing farming. However, the weight that is given to these considerations will need to be balanced with other social, environmental or economic objectives and policies identified for the land in the scheme.

The schedule to the Rural Activity Zone nominates an appropriate minimum lot size for subdivision, which is 40ha in Campaspe. The minimum lot size is to promote effective land management practices and infrastructure provisions.

## Application Requirements

The following is a list of information that may be required as part of a planning application:

THE FOLLOWING MUST BE PROVIDED FOR ALL PLANNING APPLICATIONS:	Applicant Use	Council Use Only
<b>All application information should be provided electronically which assists in registration and processing.</b>		
A completed and signed <b>Application for Planning Permit form</b> (available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )	<input type="checkbox"/>	<input type="checkbox"/>
The prescribed <b>application fee</b> (schedule of fees available at <a href="http://www.campaspe.vic.gov.au">www.campaspe.vic.gov.au</a> )	<input type="checkbox"/>	<input type="checkbox"/>
A full current copy of the <b>Certificate of Title</b> for the land, printed within the last two months (available online from <a href="http://www.landata.vic.gov.au/tpc">www.landata.vic.gov.au/tpc</a> ) and including title page, lot plan and copy of any instrument (i.e. S173 agreement, covenant):	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>IF THE APPLICATION IS FOR USE &amp; DEVELOPMENT</u></b>		
• A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, native vegetation, roads, easements, existing buildings, access, adjoining buildings and setbacks.	<input type="checkbox"/>	<input type="checkbox"/>
• Photos and/or an aerial of the subject site which will assist with the application assessment and identifying the property during the site inspection.	<input type="checkbox"/>	<input type="checkbox"/>
• A design response plan which imposes your proposal on the site plan and includes setbacks from boundaries, location of proposed all-weather access, services and effluent disposal field.	<input type="checkbox"/>	<input type="checkbox"/>
• Floor plans of the dwellings that are to scale and fully dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>
• Elevations of the dwelling that are to scale and fully dimensioned	<input type="checkbox"/>	<input type="checkbox"/>
• A schedule of materials and finishes	<input type="checkbox"/>	<input type="checkbox"/>
• A written statement of the proposal explaining how the dwelling will meet the infrastructure requirements and the relevant policy of the Campaspe Planning Scheme including, State policy (Cl. 11, 14 & 17), local policy (Cl. 21.05, 22.01, 22.06 & 22.07), the decision guidelines of the zone, Clause 65.01 General Decision Guidelines and any other relevant policies.	<input type="checkbox"/>	<input type="checkbox"/>
• An Integrated Land Management Plan (ILMP)	<input type="checkbox"/>	<input type="checkbox"/>
<b><u>IF THE APPLICATION IS FOR SUBDIVISION</u></b>		
• Electronic copies of the proposed <b>subdivision plan</b> , fully dimensioned and drawn to scale.	<input type="checkbox"/>	<input type="checkbox"/>
• A site plan showing existing conditions which is dimensioned and drawn at a preferred scale of 1:100 or 1:200. The plan should show lot dimensions, native vegetation, roads, easements, existing buildings, access, adjoining buildings and setbacks.	<input type="checkbox"/>	<input type="checkbox"/>
• A written statement of the proposal explaining how the subdivision or re-alignment will meet the infrastructure requirements and the relevant policy of the Campaspe Planning Scheme including, State policy (Cl. 11, 14 & 17), local policy (Cl. 21.05, 22.01, 22.06 & 22.07), the decision guidelines of the zone, Clause 65.02 General Decision Guidelines and any other relevant policies.	<input type="checkbox"/>	<input type="checkbox"/>

A member of the planning team is available to answer any queries and we would encourage all applicants to have a pre-application meeting before lodging an application.