

The Rural Living Zone has been used to provide for residential uses in a rural environment.

To protect the rural residential lifestyle of the area a planning permit is required to undertake agriculture. This is to ensure the agriculture pursuit does not adversely affect the amenity of the surrounds.

A planning permit is not required for a dwelling on a lot greater than 8 hectares in area under the zone and schedule provisions, providing the dwelling meets the minimum infrastructure requirements and setback requirements. In addition sheds and other infrastructure directly related to the dwelling do not require a planning permit if the lot is at least 8 hectares in area.

All dwellings on lots less than 8 hectares and any sheds bigger than 100sqm on these lots require a planning permit.

A planning permit is required for subdivision of land.

You must obtain any required approvals prior to commencing a new use, buildings and works and/or subdivision



## Making an Application

The following are matters that Council will consider, and should be addressed in your application.

- The capability of the land to accommodate the proposed use or development.

- Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.

- The impact on the natural physical features, natural resources and flora and fauna of the area.

- The location of on-site effluent disposal to minimize the impact on the natural environment.

- The impact and the measures to be undertaken to minimize any adverse impacts of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features.

- The impact on the character and appearance of the area.

- The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.

- The capacity of the site to sustain the agricultural use.

- Any integrated land management plan prepared for the site.

- The potential for the future expansion of the use and development and the impact of this on adjoining and nearby agricultural and other land uses.

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

## 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)

