

Farming Zone



Farming Zone

The Farming Zone is primarily concerned with keeping land in agricultural production and avoiding land uses that could limit future farming or constrain agricultural activities.

The Farming Zone is designed to encourage diverse farming practices, some of which can have significant off-site impacts. For this reason, the level of amenity that can be expected in this zone will usually not be compatible with sensitive uses, particularly housing.

Land uses are strictly controlled in the zone to avoid potentially incompatible uses establishing in farming areas, and to limit the proliferation of non-farming uses.

Some non-farming uses may be considered if they are in conjunction with a specified farming activity or meet certain limitations on size or scale (such as Group accommodation, Residential hotel and Restaurant). However, in general, there is an expectation that a non-farming use will only be permitted if it has a functional nexus with the agricultural use on the land, is compatible with agricultural uses in the immediate area, and will not remove land from agricultural production.

In reaching a decision on proposals in this zone, the Responsible Authority must give significant weight to the farming productivity of the land and the relevance of the proposal to farming. There is an expectation that decisions will be made in favour of protecting and supporting farming. In relation to agricultural issues, the responsible authority must consider:

- whether the use or development will support and enhance agricultural production
- whether the use or development will permanently remove land from agricultural production
- the capacity of the site to sustain the agricultural use

- the potential for the use or development to limit the operation and expansion of adjoining and nearby agricultural uses
- the agricultural qualities of the land, such as soil quality, access to water and access to rural infrastructure
- any integrated land management plan (ILMP) prepared for the site.

The Campaspe Planning Scheme recognises that primary production and the processing of that product underpins the municipality and region's economy. Council acknowledges that there is a demand for rural living opportunities in the Shire, but adequate land has been allocated to accommodate this demand.



In the Campaspe Planning Scheme there are two schedules to the Farming Zone (FZ1 & FZ2). The two schedules apply different minimum lot sizes (hectares) for dwellings and subdivision.

If a dwelling is proposed applicants are required to provide an ILMP which should outline (but not be limited to); address, owner details, business description, existing and proposed agricultural use, expansion, improvement, income, expenditure, market research, staging, infrastructure, management and any other relevant information to support the proposal.

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
All application information should be provided electronically which assists in registration and processing.		
A completed and signed Application for Planning Permit form (available at www.campaspe.vic.gov.au)	<input type="checkbox"/>	<input type="checkbox"/>
The prescribed application fee (schedule of fees available at www.campaspe.vic.gov.au)	<input type="checkbox"/>	<input type="checkbox"/>
A full current copy of the Certificate of Title for the land, printed within the last two months (available online from www.landata.vic.gov.au/tpc) and including title page, lot plan and copy of any instrument (i.e. S173 agreement, covenant):	<input type="checkbox"/>	<input type="checkbox"/>
<u>IF THE APPLICATION IS FOR A DWELLING OR USE & DEVELOPMENT</u>		
• 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 dwelling/buildings that are to scale and fully dimensioned.	<input type="checkbox"/>	<input type="checkbox"/>
• Elevations of the dwelling/building 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), local policy (Cl. 21.05, 22.01, 22.04 & 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"/>
<u>IF THE APPLICATION IS FOR SUBDIVISION</u>		
• Electronic copies of the proposed subdivision plan , 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), local policy (Cl. 21.05, 22.01, 22.04 & 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.